

Marked Agendas  
Approved Minutes  
Approved Reports

# CITY COUNCIL REPORT



Meeting Date April 2, 2019  
 General Plan Element *Land Use*  
 General Plan Goal *Create a sense of community through land uses*

## ACTION

### 118th & Ranch Gate 15-ZN-2018

#### Request to consider the following:

Adopt Ordinance No 4385 approving a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on +/- 64 4-acres and Open Space Environmentally Sensitive Lands (O-S ESL) zoning on +/- 4 2-acres of a +/- 68 6-acre site, located on the northeast corner of N 118th Street and E Ranch Gate Road

#### Goal/Purpose of Request

The applicant's request is to rezone the +/- 68 6-acre site to allow for the configuration of a 42-lot single-family residential subdivision

#### Key Items for Consideration

- Overall density of 0 65du/ac on +/- 64 4-acres of R1-43 ESL
- Planning Commission re-heard this case on March 13, 2019 and recommended approval with a 5-0 vote

## OWNER

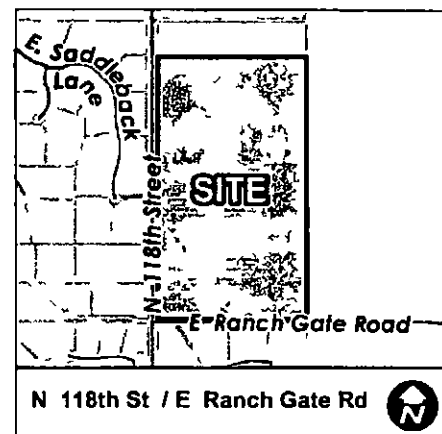
John Christensen  
 Sonoran Peaks, LLC  
 (480) 443-2630

## APPLICANT CONTACT

John Berry  
 Berry Riddell, LLC  
 (480) 385-2753

## LOCATION

Northeast corner of N 118th Street and E Ranch Gate Road  
 (APNs 217-02-018B, 217-02-018A, 217-02-019E, 217-02-019C, & 217-02-019D)



## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the property as Rural Neighborhoods with an identified area of Natural Open Space

The Rural Neighborhoods category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

The Natural Open Space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area.

### **Character Area Plan**

The property falls within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area Plan sets forth the long-term vision created for the area through the character area planning process. The goals and strategies seek to embrace this unique desert area and its Rural Desert character, balance the relationship of different types of development to the environment, and promote open space.

### **Zoning**

The site is currently zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and this application proposes a change to Single-family Residential Environmentally Sensitive Land (R1-43 ESL) zoning and Open Space Environmentally Sensitive Lands (O-S ESL) zoning.

Both the R1-130 and R1-43 zoning districts are intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

The Open Space district is intended to provide for land uses in areas generally subject to periodic inundation. It is further intended to provide for land uses in areas which have been set aside to serve recreational functions or to provide open space areas.

The purpose of the Environmentally Sensitive Lands (ESL) overlay district is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands

**Context**

The subject site currently consists of 5 vacant parcels located at the northeast corner of the intersection of N 118<sup>th</sup> Street and E Ranch Gate Road, south of E Jomax Road

**Adjacent Uses and Zoning**

- North Developed and Undeveloped residential properties including the Cantabrica residential subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)
- South Troon Canyon residential subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)
- East Arizona State Land and City of Scottsdale Preserve Land beyond, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)
- West Developed and Undeveloped residential properties including the Yearling Estates residential subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)

**Other Related Policies, References**

Scottsdale General Plan 2001, as amended  
Dynamite Foothills Character Area Plan  
Zoning Ordinance

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**APPLICANTS PROPOSAL**

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**Development Information**

The development proposal is a request to rezone the +/- 68 6-acre site to allow for the configuration of a 42-lot single-family residential subdivision

- |                                    |  |
|------------------------------------|--|
| • Existing Use                     | 5 vacant parcels                                   |
| • Proposed Use                     | 42-lot residential subdivision                     |
| • Project Area                     | 68 6-acres (total gross)<br>64 7-acres (total net) |
| • Proposed Residential Area        | 64 4-acres (R1-43 ESL)                             |
| • Proposed Open Space Area         | 4 2-acres (O-S ESL)                                |
| • Building Height Allowed          | 24-feet  |
| • Building Height Proposed         | 24-feet  |
| • Natural Area Open Space Required | 23-acres (35%)                                     |
| • Natural Area Open Space Provided | 26 5-acres (41%)                                   |



- Density Allowed (existing R1-130 ESL) 21 lots
- Density Allowed (proposed R1-43 ESL) 53 lots
- Density Proposed (proposed R1-43 ESL) 42 lots

## **IMPACT ANALYSIS**

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### **Land Use**

The existing zoning on the site would allow for a calculated maximum of 21 residential lots based on the R1-130 zoning district and the ESL zoning overlay. The proposed R1-43 zoning would allow for the application of a 42-lot residential subdivision preliminary plat, which acknowledges the physical development limitations from the maximum 53-lots that could have been requested solely based on the calculated maximum density of the R1-43 zoning district and the ESL zoning overlay.

The proposal also anticipates the use of amended development standards such as lot area, lot width, and building setbacks. This type of amendment request is allowed for under the provisions of the ESL overlay. The Development Review Board, through the Preliminary Plat process, can approve amended standards up to 25% to encourage sensitivity to site conditions and provide flexibility in site planning.

### **Transportation/Trails**

The proposed subdivision plan provides a single point of access on N 118<sup>th</sup> Street with gated entry, located towards the southern end of the project site. The proposal also includes completing half-street improvements, with trails, for both N 118<sup>th</sup> Street and E Ranch Gate Road.

### **Water/Sewer**

The applicant has provided Preliminary Basis of Design reports for water and wastewater that support the proposal for 42 residential homes on this site.

### **Public Safety**

Access to this site and the surrounding areas will continue to be provided via N 118<sup>th</sup> Street and E Ranch Gate Road.

### **Open Space**

The proposed subdivision plan accounts for providing 26.5 acres of Natural Area Open Space (NAOS) which is 6% greater than the minimum based on the calculated requirement. This increased NAOS will serve as justification for the request for amended development standards through the Development Review Board with the Preliminary Plat process. The proposed NAOS areas are distributed as a combination of +/- 15.9 acres of on-lot NAOS and +/- 10.6 acres of in-tract NAOS. In addition to the protection of open space via dedicated NAOS, 4.2 acres of the site is being zoned Open Space (O-S ESL). The subdivision plan also provides for minimum 50-foot-wide Desert Scenic Buffered Roadway setbacks along both street frontages.

### **Community Involvement**

The applicant sent out notification and held a neighborhood meeting on June 7<sup>th</sup>, 2018. Upon receipt of the application submittal the City sent out notification to property owners within 750 feet of the project site. Several inquiries were received based on the initial application configuration which included a portion of the residences configured as duplex style cluster development, but that component was ultimately redesigned out of the current proposal.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission re-heard this case on March 13, 2019 and recommended approval with a 5-0 vote.

One written comment card was submitted at the hearing which expressed concerns about the potential impacts to traffic in the area based on the proposed zoning district map amendment.

### **Staff's recommendation to Planning Commission:**

Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

## **RECOMMENDATION**

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### **Recommended Approach:**

Adopt Ordinance No. 4385 approving a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on +/-64.4-acres and Open Space Environmentally Sensitive Lands (O-S ESL) zoning on +/-4.2-acres of a +/-68.6-acre site, located on the northeast corner of N. 118th Street and E. Ranch Gate Road.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Jeff Barnes

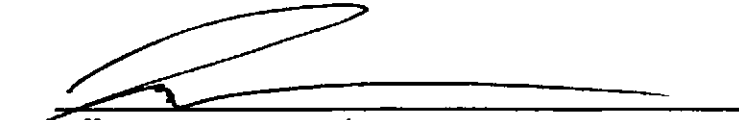
Senior Planner

480-312-2376

E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

**APPROVED BY**

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Jeff Barnes, Report Author

3/7/19  
Date

  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

3/7/2019  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

3/7/19  
Date

## ATTACHMENTS

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1. Context Aerial
2. Aerial Close-Up
3. Ordinance No. 4385
  - Exhibit 1: Stipulations
  - Exhibit A to Exhibit 1: Subdivision Plan
  - Exhibit 2: Zoning Map
4. General Plan Land Use Map
5. Zoning Map (Existing)
6. Applicant's Narrative
7. NAOS Plan
8. Citizen Involvement
9. City Notification Map
10. Planning Commission Meeting Minutes of March 13, 2019
11. Written Comment from Planning Commission meeting





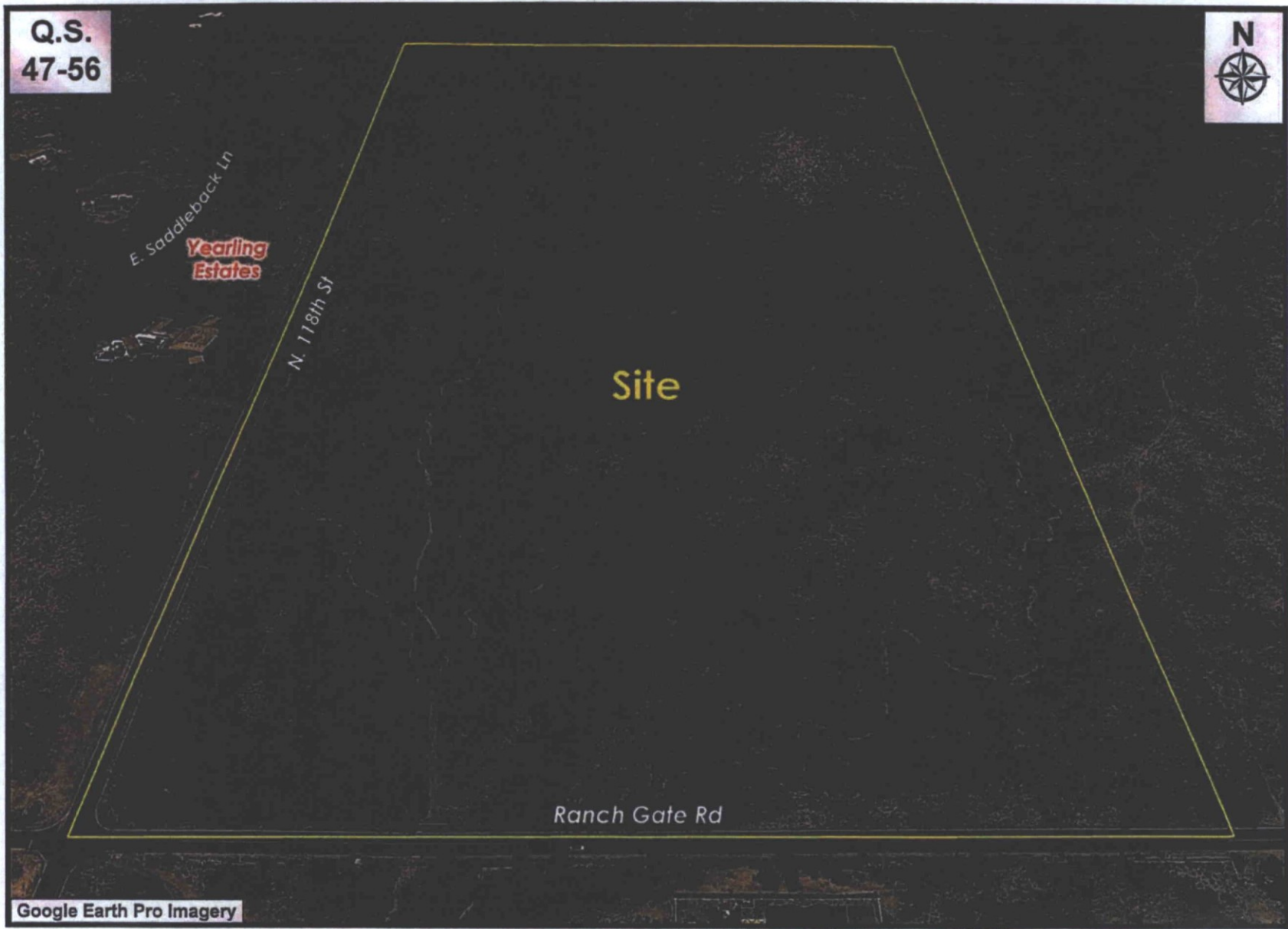
Q.S.  
47-56

Google Earth Pro Imagery

Context Aerial

ATTACHMENT #1

15-ZN-2018



**Aerial Close-Up**

ATTACHMENT #2

**15-ZN-2018**

ORDINANCE NO 4385

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO 15-ZN-2018 FROM SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-130 ESL) ZONING TO SINGLE-FAMILY RESIDENTIAL ENVIRONMENTALLY SENSITIVE LANDS (R1-43 ESL) ZONING ON +/-64 4 ACRES AND OPEN SPACE ENVIRONMENTALLY SENSITIVE LANDS (O-S ESL) ZONING ON +/-4 2 ACRES OF A +/-68 6 ACRE SITE, LOCATED ON THE NORTHEAST CORNER OF N 118TH STREET AND E RANCH GATE ROAD

WHEREAS, the Planning Commission held a hearing on January 23, 2019,

WHEREAS, the Planning Commission held a hearing on March 13, 2019,

WHEREAS, the City Council held a hearing on April 2, 2019, and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development, and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No 15-ZN-2018

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows

Section 1 That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-68 6 acre site located at northeast corner of N 118<sup>th</sup> Street and E Ranch Gate Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on +/-64 4 acres and Open Space Environmentally Sensitive Lands (O-S ESL) zoning on +/-4 2 acres

Section 2 That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_ of \_\_\_\_, 2019

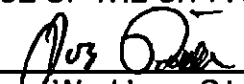
ATTEST

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By \_\_\_\_\_  
W J "Jim" Lane  
Mayor

APPROVED AS TO FORM  
OFFICE OF THE CITY ATTORNEY

By  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By Joe Padilla, Deputy City Attorney

**ATTACHMENT 3**

## **Stipulations for the Zoning Application:**

### **118th & Ranch Gate**

### **Case Number: 15-ZN-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale

#### **SITE DESIGN**

- 1 **PROTECTION OF ARCHAEOLOGICAL RESOURCES** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction
- 2 **CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAN** Development shall conform with the conceptual subdivision plan submitted by LVA (an RVI company) and with the city staff date of 11/14/2018, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual subdivision plan prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat
- 3 **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY** Maximum dwelling units shall not exceed 42
- 4 **BUILDING HEIGHT LIMITATIONS** No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance
- 5 **LOTS ADJACENT TO LESS INTENSIVE ZONING** Lots on the perimeter of the site adjacent to lots with less intensive zoning shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s)
- 6 **ALTERATIONS TO NATURAL WATERCOURSES** Any proposed alteration to the natural state of watercourses with a peak flow rate of 50 cfs or greater but less than or equal to 750 cfs based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval
- 7 **OUTDOOR LIGHTING** The maximum height of any outdoor lighting source shall be 18 feet above the adjacent finished grade

#### **DEDICATIONS**

- 8 **RIGHT-OF-WAY DEDICATIONS** Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale
  - a **RANCH GATE ROAD** Fifteen (15) foot dedication.
  - b **RANCH GATE ROAD AND 118<sup>TH</sup> STREET** Twenty-five (25) foot radius dedication at intersection
- 9 **LOCAL RESIDENTIAL PRIVATE STREETS** All local residential private streets shall be contained within a subdivision track of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project
- 10 **SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY** A property owners association consisting of property owners within the subdivision of the development project shall



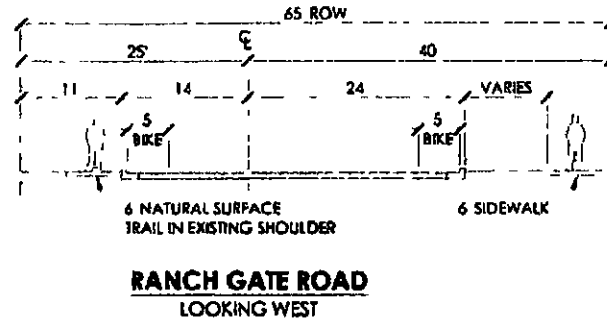
own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure

- 11 **LOTS CONVEYED BY DEED** Any lot to be conveyed to the city as shown on the above reference conceptual subdivision plan shall be conveyed via plat recordation
- 12 **VEHICLE NON-ACCESS EASEMENT** With the final plat recordation, the owner shall dedicate a one-foot wide Vehicular Non-Access Easement along project frontages, except at the approved street entrance(s)
- 13 **TRAFFIC SAFETY TRIANGLES** With the final plat recordation, the owner shall dedicate traffic safety triangles per the requirements specified in the Design Standards and Policies Manual (DSPM)
- 14 **SCENIC BUFFERED ROADWAY SETBACKS** Prior to issuance of any permit for the development project, the owner shall dedicate a minimum 50-foot-wide continuous Scenic Buffered Roadway Setback along the N 118<sup>th</sup> Street and E Ranch Gate Road frontages Unless otherwise approved by the Development Review Board, the area within that buffer area shall be left in a natural condition
- 15 **PUBLIC NON-MOTORIZED ACCESS EASEMENT** With final plat recordation, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot

#### **INFRASTRUCTURE**

- 16 **CONSTRUCTION COMPLETED** Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations
- 17 **STANDARDS OF IMPROVEMENTS** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc ) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies
- 18 **CIRCULATION IMPROVEMENTS** Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements
  - a **118<sup>TH</sup> STREET**
    - 1 Construct west half-street (curb, gutter, sidewalk, pavement, etc ) in accordance with the full Rural / ESL Minor Collector with Trail cross-section as specified in the DSPM
      - i If the developer is not able to initiate the dedication of Right-of-Way across Parcel 217-02-017E, City staff shall authorize a payment in lieu for street improvements as outlined below
    - 2 Construct roadway transition per DSPM past property frontage
    - 3 Construct six (6) foot wide sidewalk along the east side (within the right-of-way)
    - 4 Construct southbound left turn into development per above referenced site plan
    - 5 Construct an 8-foot wide multi-use trail along the west side (within the right-of-way)
  - b **RANCH GATE ROAD**

- 1 Construct north half-street improvements (curb, gutter, sidewalk, pavement, etc ) in accordance with a modified Rural / ESL Minor Collector with Trail cross section per the figure below



- 2 Construct roadway transition per DSPM past property frontage
- 3 Construct six (6) foot wide meandering sidewalk on the north side, the location and width of detachment shall work around existing drainage and topographical constraints to the satisfaction of City staff
- 4 Construct a 6-foot wide multi-use trail along the south side (within the right-of-way)
- 19 **WATER LINE** Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct onsite looped water distribution system to service the entirety of the proposed development with points for future extensions
- 20 **WASTEWATER LINE** Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct a sewer main gravity collection system along the property's 118<sup>th</sup> Street property frontage providing points of connection to the dry sewer in Yearling states and Parcel 217-02-019F in addition to onsite sewer collection system to service the entirety of proposed development
- 21 **WATER AND WASTEWATER IMPROVEMENTS** The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development
- 22 **FIRE HYDRANT** The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee
- 23 **UTILITY LINES** All existing above ground utility lines within 118<sup>th</sup> Street and or Ranch Gate Road adjacent to, and through, the lots, and any new or relocated utility lines, shall be place underground
- 24 **IN LIEU PAYMENTS** If directed by city staff with approval of the Transportation Director, the owner shall make an in-lieu payment to the City instead of constructing any specified street improvement(s) This payment shall be accepted by the City prior to the issuance of a building permit for the site and prior to recordation of any final plat Before any construction document approval associated with the in-lieu payment, the owner shall submit an engineer's estimate for plan preparation, design, project management, and construction costs The engineer's estimate shall be subject to the approval of the city's Zoning Administrator, or designee

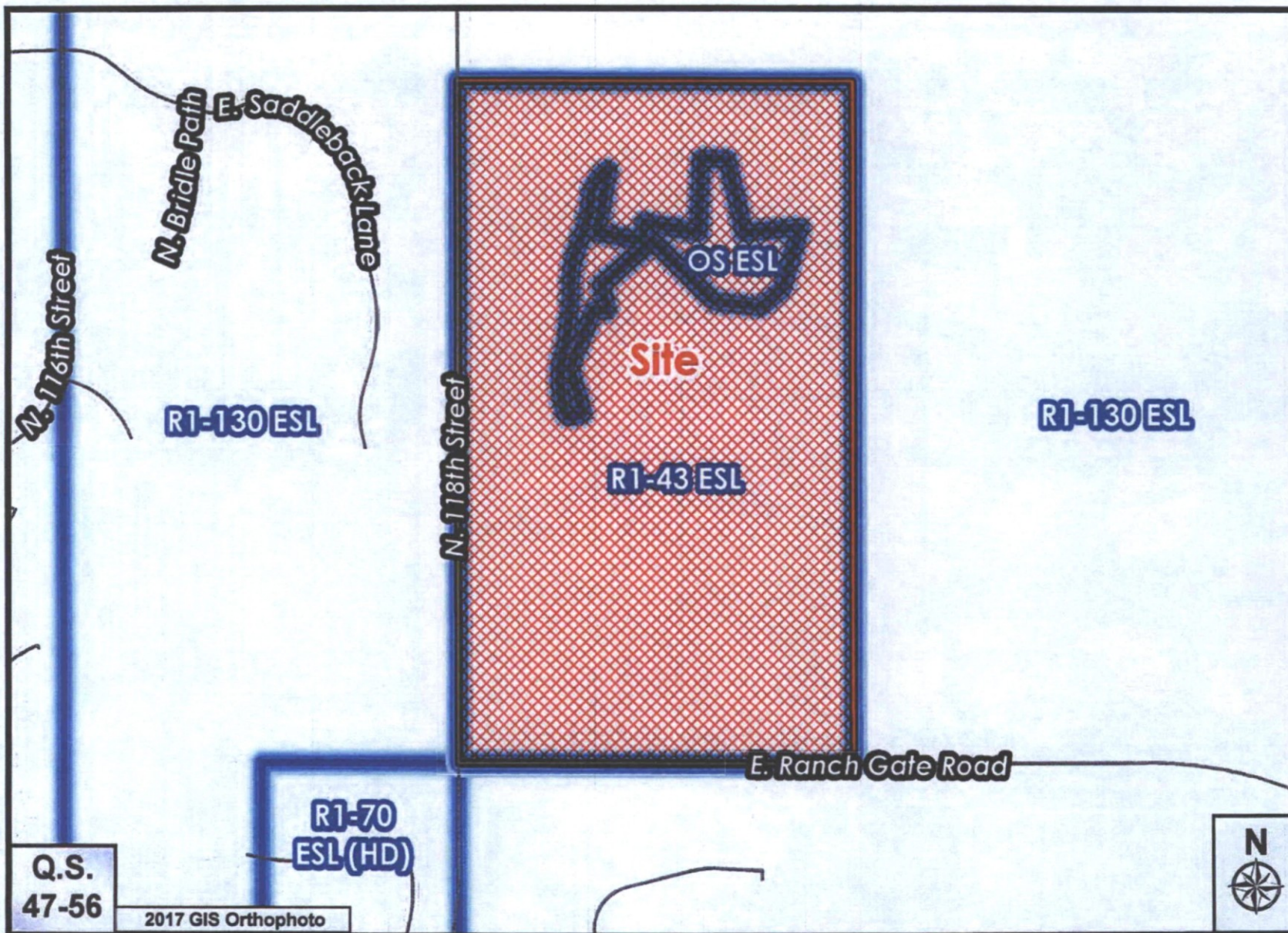
**REPORTS AND STUDIES**

- 25 DRAINAGE REPORT With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project
- 26 BASIS OF DESIGN REPORT (WATER) With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual
- 27 BASIS OF DESIGN REPORT (WASTEWATER) With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual







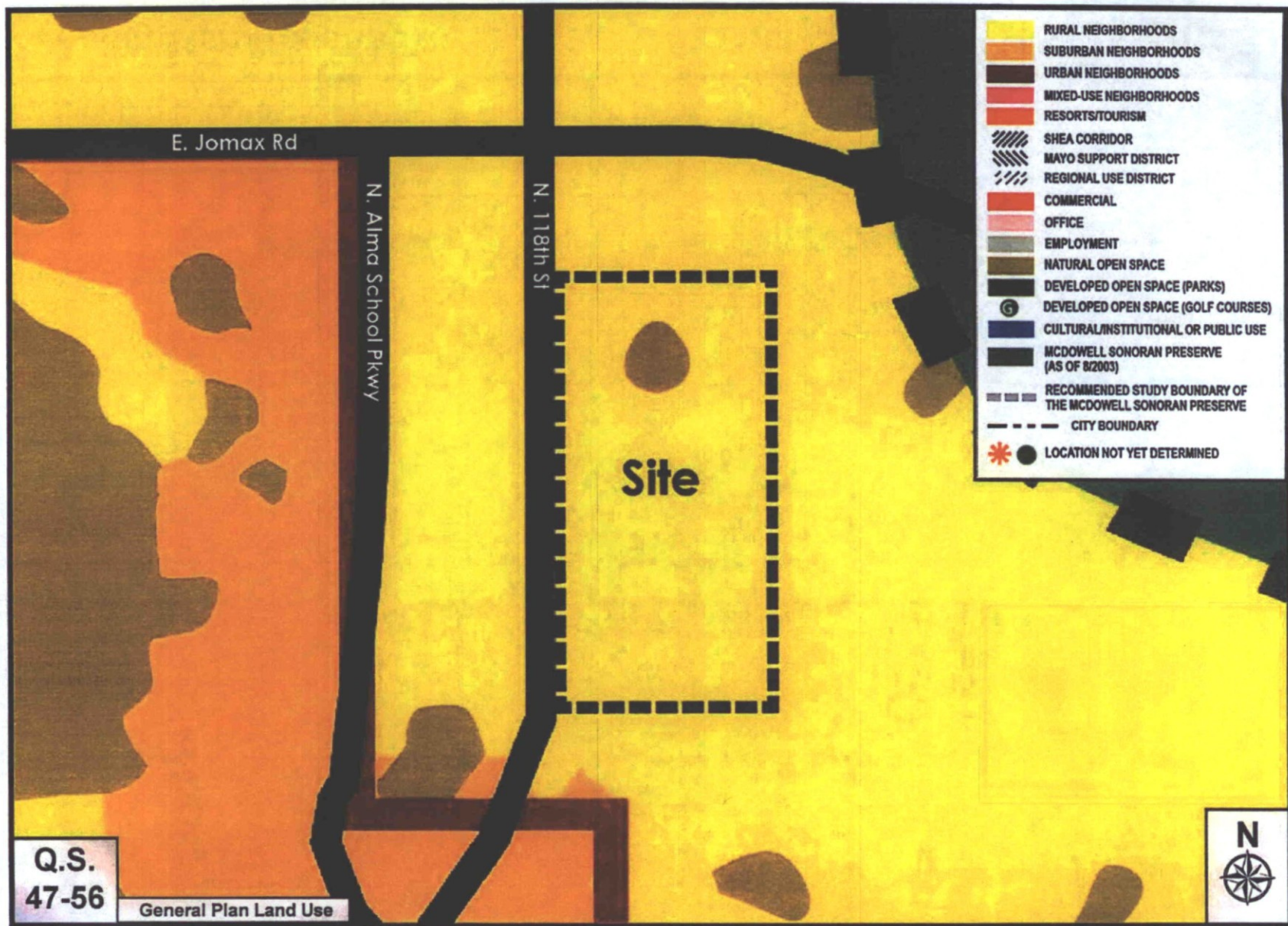


Zoning Map

Ordinance No. 4385  
Exhibit 2  
Page 1 of 1

15-ZN-2018



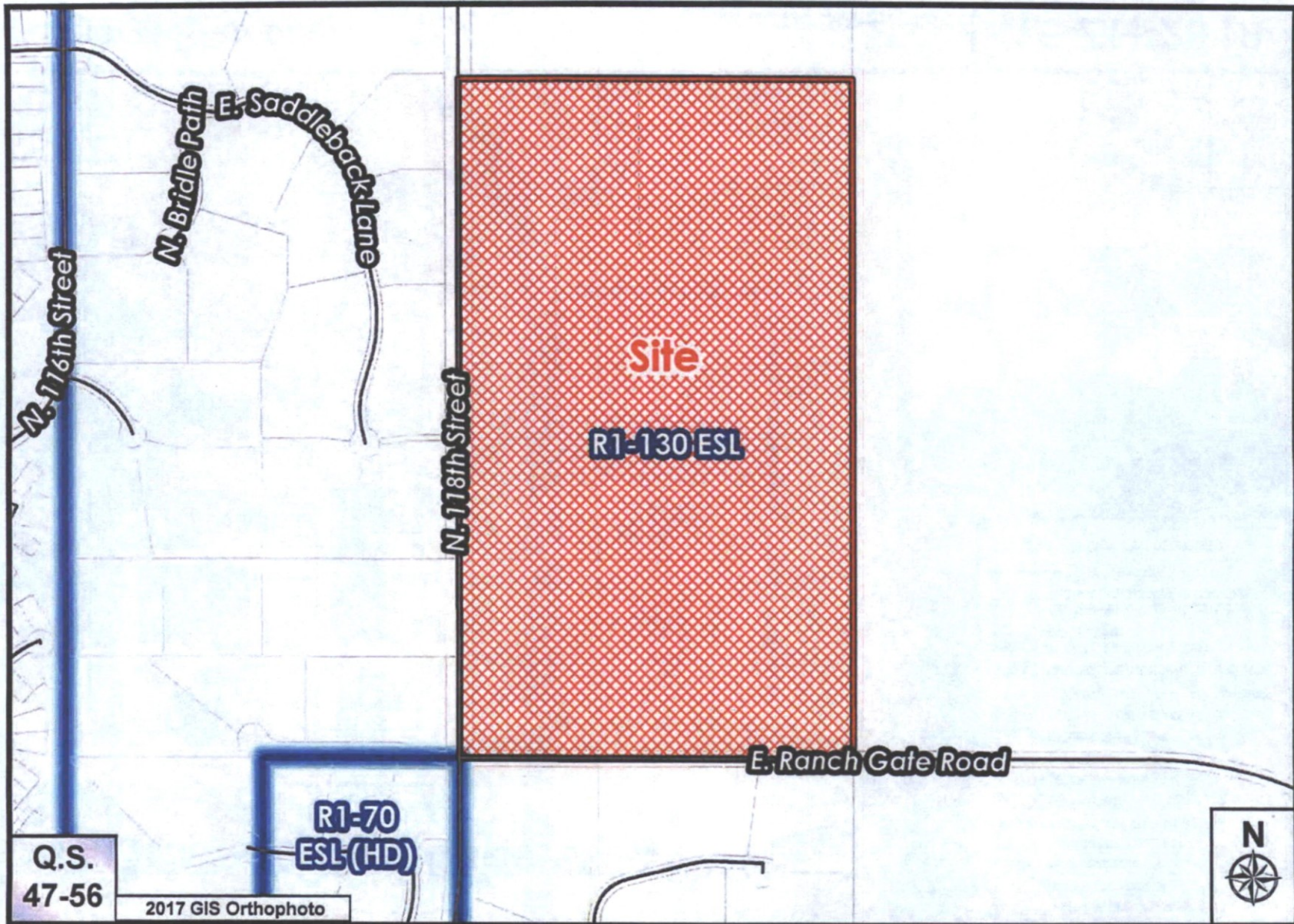


**General Plan Map**

**ATTACHMENT #4**

**15-ZN-2018**





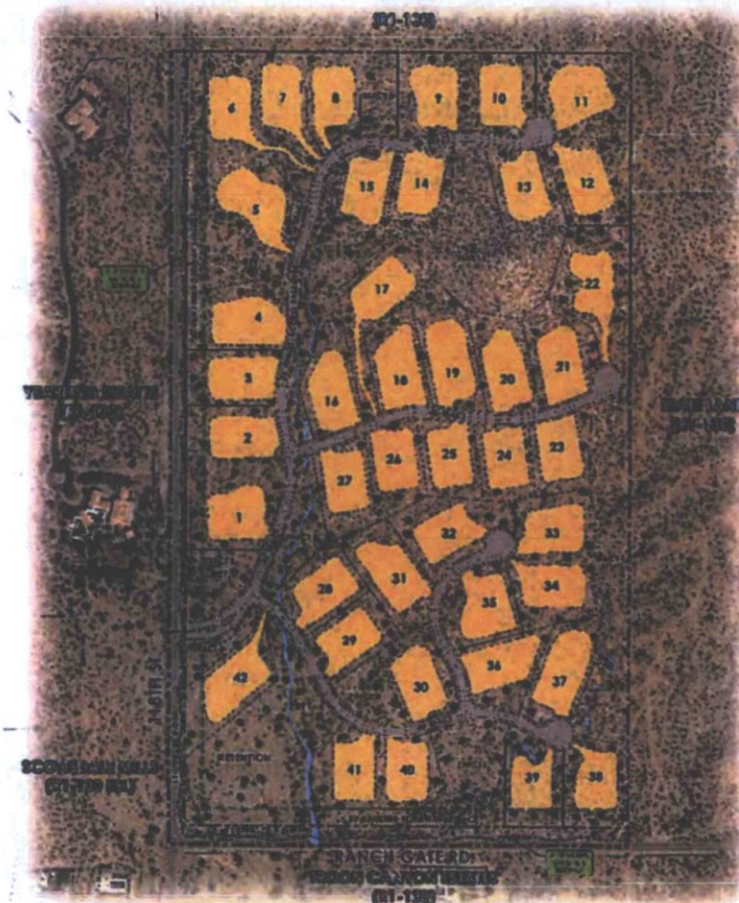
Zoning Map (Existing)

ATTACHMENT #5

15-ZN-2018



# **Zoning Project Narrative 118<sup>th</sup> Street & Ranch Gate Road 383-ZN-2018**



**Prepared by:**

**Berry Riddell, LLC**

**John V. Berry, Esq.**

**Michele Hammond, Principal Planner**

**6750 E. Camelback Road, Suite 100**

**Scottsdale, AZ 85251**

***1<sup>st</sup> Submittal: July 27, 2018***

***2<sup>nd</sup> Submittal: September 27, 2018***

***3<sup>rd</sup> Submittal: November 14, 2018***



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## **I. Purpose of Request**

The request is for rezoning on an approximately 68.6+/- acre site located at the northeast corner of 118<sup>th</sup> Street and Ranch Gate Road (the "Property"). The Property is currently zoned R1-130 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking R1-43 ESL zoning. Proposed is a gated single-family residential community, with amended development standards, with a total of 42 lots and an overall density of 0.65 dwelling units per acre on 64.4+/- acres. The rezoning request also includes a downzoning from R1-130 ESL to O-S ESL on the area designated as Natural Open Space in the General Plan, approximately 4.2+/- acres. The site plan has been designed in an environmentally sensitive manner consistent with Environmentally Sensitive Lands Ordinance ("ESLO") requirements. Both the lot and street layouts have been planned to preserve natural features and vegetation on site as well as respect the existing terrain.

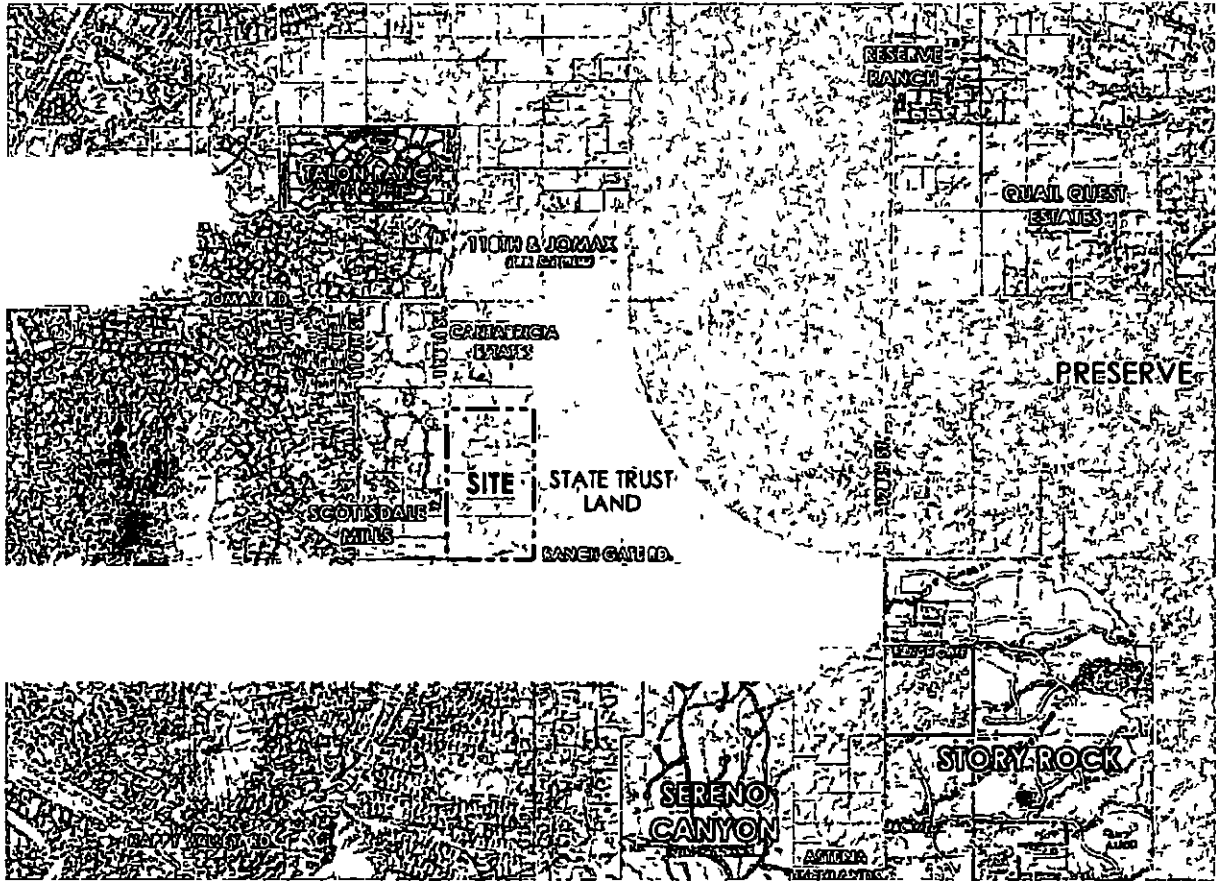
### **About the Developer**

The Lyle Anderson Company is a Scottsdale based company known for developing luxury communities throughout the country for more than four decades. The Lyle Anderson Company has received numerous awards including from The Urban Land Institute, Golf Digest, the Robb Report and Estates West. Lyle Anderson, the Chairman of the Lyle Anderson Company, has a long-standing proven commitment to excellence that is exemplified by the Scottsdale communities he has built that continue to be sought after for luxury living, including Desert Highlands on 850 acres in the heart of Scottsdale, and Desert Mountain, an 8,000-acre master-planned community.

## **II. Surrounding Context**

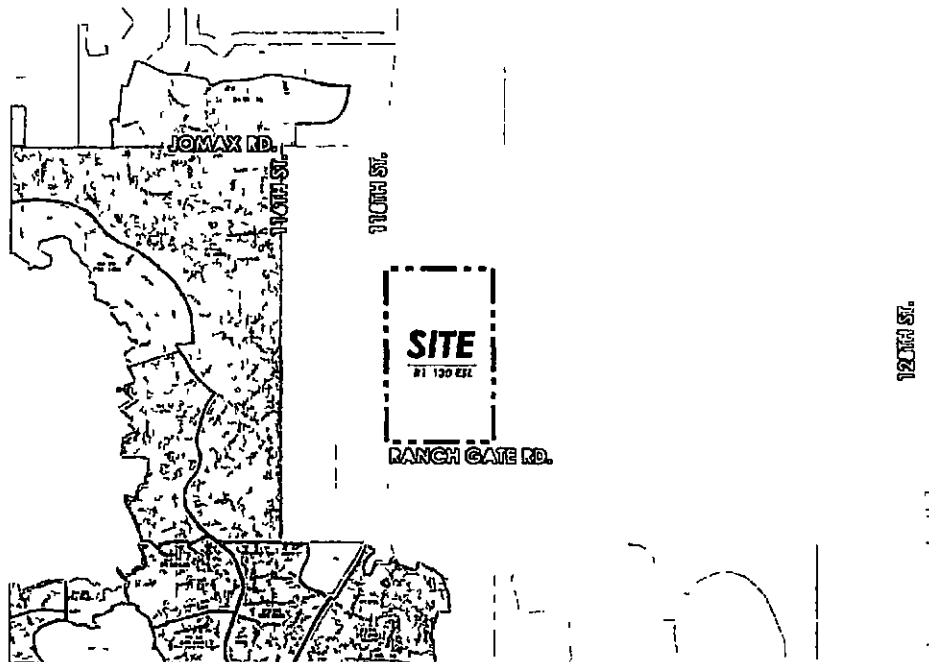
The Property is in an area of single-family residential developments with a range of zoning designations. State Trust Land is located on the east side of the Property and further east is the McDowell Sonoran Preserve. Developments across both Ranch Gate Road to the south and across 118<sup>th</sup> Street to the west include Yearling Estates, Collina Vista, Boulder Mountain Estates, Troon Canyon Estates and Troon Village further west along 116<sup>th</sup> Street. The range of zoning districts in these communities include R1-130 to R1-18.

## Property Context



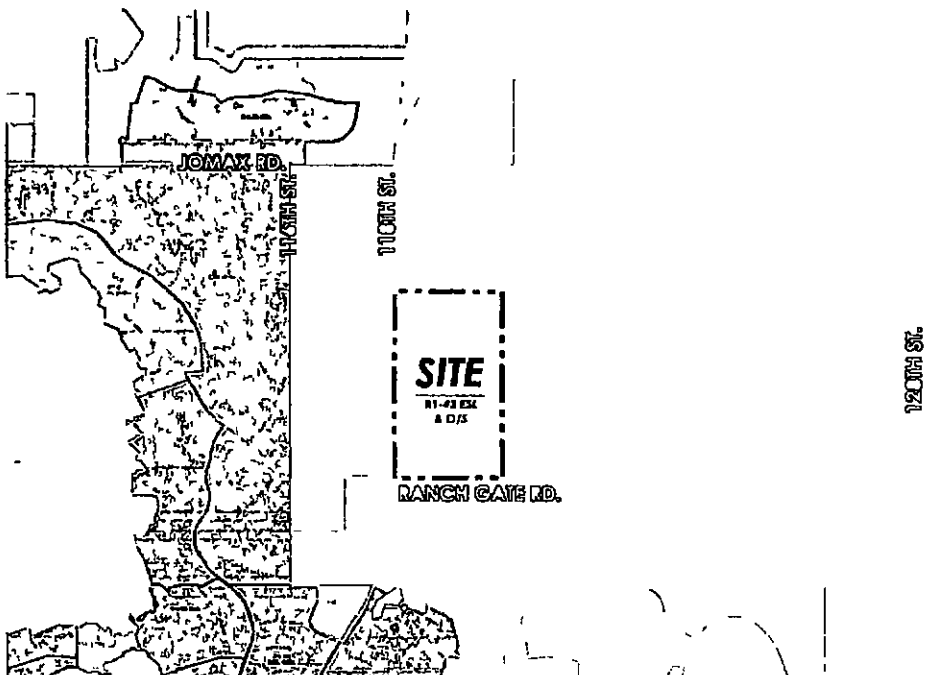
### **EXISTING ZONING**

Existing zoning on the property is R1-130 ESL



### **PROPOSED ZONING**

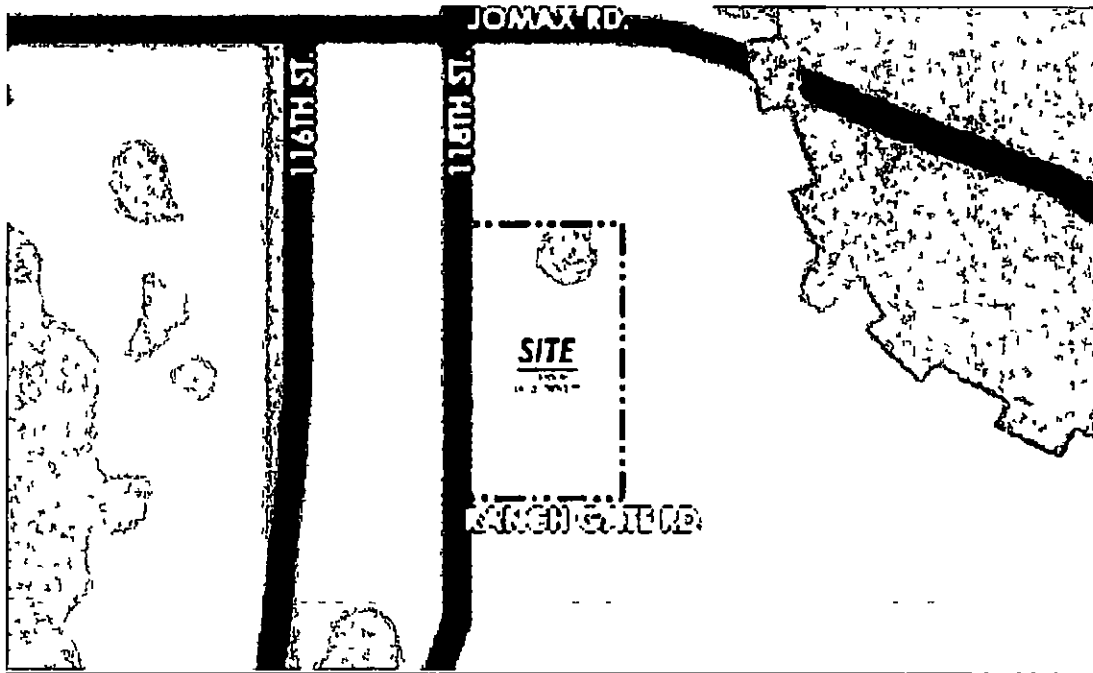
The applicant is seeking R1-43 ESL and O-S ESL zoning. The proposed large lot single family community averages approximately 45,800 square feet per lot. Lots are situated to both preserve significant natural features and maintain scenic view while respecting the natural topography.



### **III Conformance with General Plan Goals, Policies and Approaches**

This request is in conformance with the 2001 Scottsdale General Plan. The Plan shows the Property as being within the Rural Neighborhood and Natural Open Space land use categories. The proposed development, at 0.65 units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

#### **Existing General Plan Land Use Category**



#### **The Guiding Principles of the General Plan**

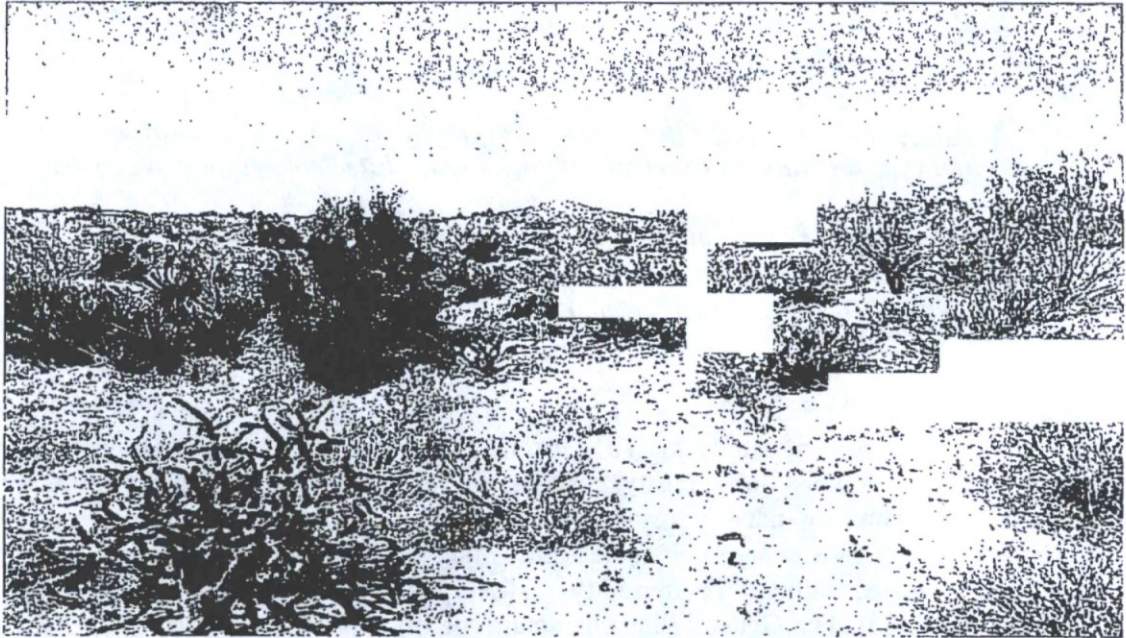
Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

- 1 Value Scottsdale's Unique Lifestyle & Character
- 2 Support Economic Vitality
- 3 Enhance Neighborhoods
- 4 Preserve Meaningful Open Space
- 5 Seek Sustainability
- 6 Advance Transportation

There are twelve "elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further break down into goals and approaches established in each chapter, for the purpose of integrating the Guiding Principles.

into the planning process, and to determine if the City's Guiding Principles are being achieved in the context of general land use planning.

Following this section is a description of how this application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.



#### **A. Guiding Principle: Value Scottsdale's Unique Lifestyle & Character**

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

##### **i. CHARACTER AND DESIGN ELEMENT**

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites, structures, and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element

(2001 General Plan Page 43):

**Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.**

**Bullet 1:** *Respond to regional and citywide contexts with new and revitalized development in terms of.*

- Scottsdale as a southwestern desert community*
- Relationships to surrounding land forms, land uses, and transportation corridors.*
- Consistently high community quality expectations.*
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*

**Bullet 2:** *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*

**Bullet 3:** *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs*

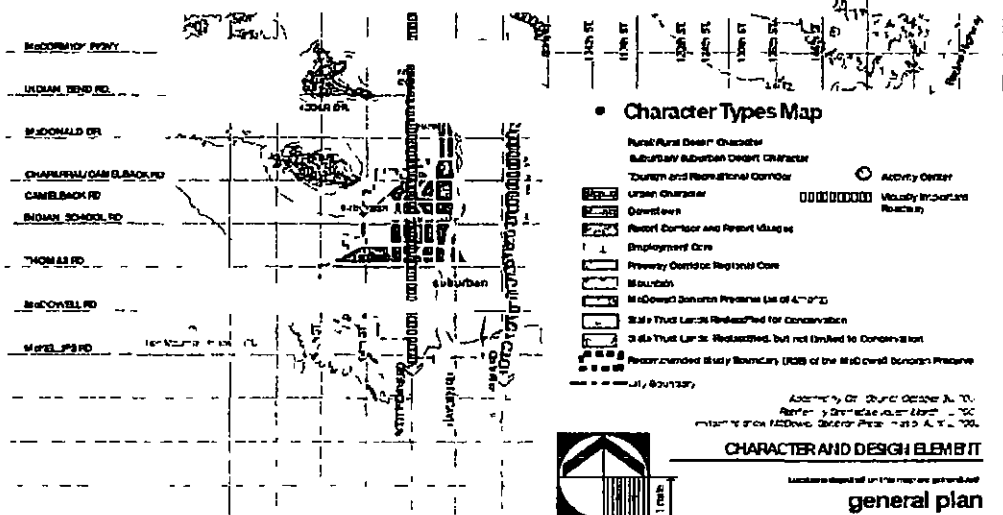
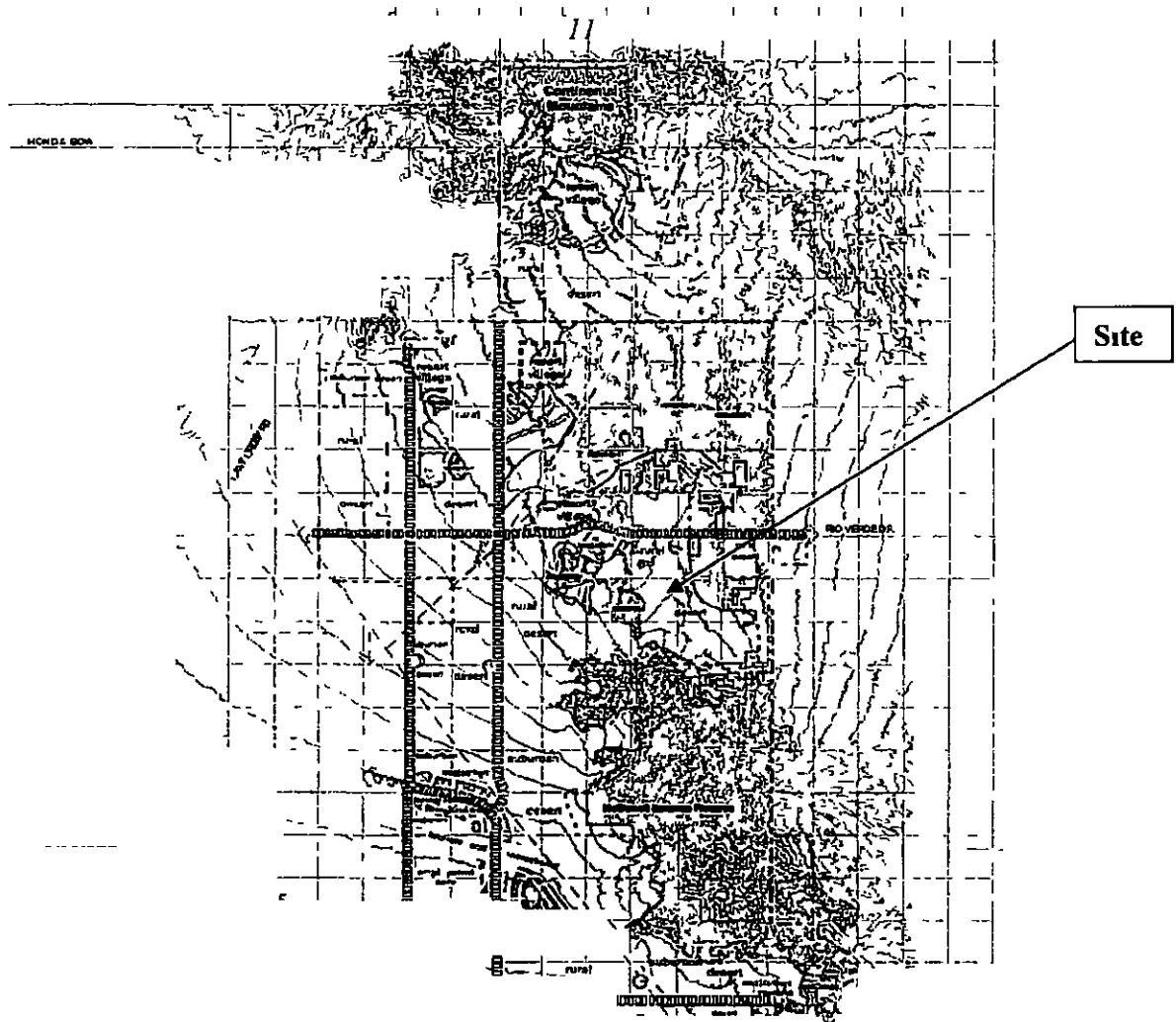
**Bullet 4:** *Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location (i.e., Rural Desert Character Type)*

**Response:** The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a luxury low-density residential neighborhood (0.65 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the site and desert vegetation throughout, with Natural Area Open Space ("NAOS") provided that exceeds the amount required by ESLO (by 15%).

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the Southwestern character of its surroundings by thoughtful integration of open space and natural features resulting in environmental sensitivity to enrich the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will further a seamless integration into neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The subject Property is within the Dynamite Foothills Character Area (discussed in Section IV of this narrative).







**Goal 2:** Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

***Bullet 2:*** Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process

***Bullet 5.*** Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

***Bullet 6:*** Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

**Response:** The site plan and building design (residential lot layout and internal road design envisioned for the Property) will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. The Lyle Anderson development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and the developer's well-known high level of design quality associated with north Scottsdale.

This residential community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. Following are responses to Scottsdale's Sensitive Design Principles.

#### **Scottsdale Sensitive Design Principles**

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."

**Source:**<http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

**1. *The design character of any area should be enhanced and strengthened by new development.***

**Response:** The proposed lot layout is respectful of the natural topography, boulders and vegetation. There are very few mature trees or masses of significant vegetation on the Property. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than

24 feet above natural grade), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and boulders.

**2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***

- *Scenic views of the Sonoran Desert and mountains*
- *Archaeological and historical resources*

**Response:** There are significant washes that traverse the Property. Following fieldwork and analysis, the lot layout and NAOS areas have been revised to protect major boulder and environmental features (notably the area over the 20% slope line at the northeast corner of the site). As a result, the major environmental features have been placed within easements or tracts as a means of protecting their current locations. Major vistas are of the McDowell Mountains, to the east. The goal will be to maintain the McDowell Mountains vista corridor, while preserving views of environmental features within the Property and enhancing the views through revegetation where appropriate. Preservation of the vista corridor will comply with ESLO guidelines.

**3. *Development should be sensitive to existing topography and landscaping.***

**Response:** The Property has relatively gentle terrain. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO and reference the Implementation Guidelines of the Dynamite Foothills Character Area Plan.

**4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

**Response:** The developer proposes to set aside Natural Area Open Space exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes by revegetation of burn areas and by including native vegetation and desert appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations*

**Response:** Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. A Desert Buffered Roadway average setback of 50' (minimum 40') has been provided along both 118th Street and Ranch Gate Road.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community*

**Response:** The project will result in construction of a bicycle lane along 118<sup>th</sup> Street. There is no transit service to the area. Walking and hiking will be encouraged through multi-use trails providing connections for pedestrians, equestrians, and bicycles as required by the City, and shown on the submitted site plan. Ample recreational opportunities exist in the nearby McDowell Sonoran Preserve.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

**Response:** Within the Property, walking will be encouraged through provision of native vegetation such as Mesquite or Palo Verde trees that can shade pathways and streets. Landscaping already on the site, while minimal, will be restored and enhanced in conformance with ESLO.

8. *Buildings should be designed with a logical hierarchy of masses:*

**Response:** Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes. Maximum building height will be limited to 24 feet.

9. *The design of the built environment should respond to the desert environment:*

**Response:** Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

**Response:** Design strategies and building techniques which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded

outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

**Response:** The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

**Response:** Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility

**Goal 3: *Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.***

***Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.***

***Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.***

**Response:** No historic, archaeological or cultural resources have been identified on the Property

**Goal 4: *Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.***

***Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.***

***Bullet 16: Keep street lighting to a minimum in low-density areas, rural areas and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky***

**Response:** The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. Within this type of streetscape, plant selections should be those native to the desert and the density of planting areas should be similar to natural conditions. Desert landscaping along Ranch Gate Road and 118<sup>th</sup> Street will meet these standards.

Ranch Gate and 118<sup>th</sup> Street are designated Desert Buffered Roadways. A scenic desert landscape buffer will be provided behind the right-of-way as shown on the site plan. Utilities will be underground, and any required improvements will be designed to mitigate impacts on the desert, consistent with Scottsdale Sensitive Design Principles. There will be no perimeter development walls outside of the individual development envelopes. Trails will be designed as required by the City. Landscape character will be a combination of preserved natural and revegetated types consistent with ESLO requirements. (See also *Open Space and Recreation Element*)

Lighting along streets will meet City standards. The lighting of the development entry and any lighting within the development will be low-level and consistent with the City’s “dark sky” guidelines.

***Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.***

***Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.***

***Bullet 2: Maintain the landscape materials and patterns within a character area.***

***Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.***

***Bullet 4: Discourage plant materials that contribute to airborne pollen.***

***Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.***

***Bullet 6: Encourage the retention of mature landscape plan materials.***

**Response:** The development proposal promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. The

vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique character and quality of the natural desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features (post-fire, not much, except for boulders) will be retained, as feasible.

***Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.***

***Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

***Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

***Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.***

***Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.***

**Response:** Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

## **ii. LAND USE ELEMENT**

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated “Rural Neighborhoods”, which anticipates overall community density at a maximum of one unit per acre. Proposed density of the development is 0.65 units per acre. See General Plan map on page 9.

**RURAL NEIGHBORHOODS** This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area’s open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element

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***Goal 3: Encourage the transition of land uses for more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods***

***Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.***

**Response:** The location of the Property and the neighborhood-sensitive development goals proposed for this residential community contribute towards an appropriate transition with respect to development pattern, intensity and character

The surrounding mix of existing land uses in the immediate area includes zoning ranging from R1-18 to R1-130 See the “Existing Zoning” map on page 5 The R1-43 ESL zoning proposed for the Property is consistent with the General Plan and represents a compatible transition to the developments around it by utilizing natural features on the site The proposed zoning meets the requirements of an R1-130 setback along the perimeter of the property to further the goal of providing an appropriate transition to the surrounding developments and the State Land parcel east of this property

***Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

**Response:** The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood The proposed residential community will provide context-sensitive housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors

***Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

***Bullet 6 Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways***

**Response:** A rich mix of lifestyles that enhances the values that make each place unique is a core Scottsdale value As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this development The multi-use trails and a bike lane (118<sup>th</sup>), as required by the City, will be added to connect this development to the citywide bicycle facilities and trail systems

***Goal 7 Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.***

***Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.***

***Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.***

**Response:** As with all developments by the Lyle Anderson Company, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, boulder features, native vegetation and view corridors as well as to the existing built environment of single family residential to the west and south. Land use transitions will be provided as discussed in Goal 3 above. The home sites have been masterfully integrated with the terrain to take advantage of views and to protect significant environmental features.

***Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.***

***Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.***

**Response:** The proposed development is consistent with the surrounding uses and rural residential character with a proposed density of 0.65 du/ac. The developers will continue to work closely with the adjacent communities to earn their support and have made significant changes in response to community requests and concerns.

## **B. Guiding Principle: Support Economic Vitality**

### **1. ECONOMIC VITALITY ELEMENT**

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale's community is summarized in the following section.

**Response:** The Lyle Anderson Company is known for developing high-quality communities that are sustainable and designed to blend with their environments. The requested zoning will strengthen Scottsdale's economic base by providing a new opportunity for people to live in North Scottsdale.

## **C. Guiding Principle: Enhance Neighborhoods**

### **1. COMMUNITY INVOLVEMENT ELEMENT**



Public participation is a key component for the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. A neighborhood meeting was held on June 7<sup>th</sup>. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback.

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***Goal 1: Seek early and ongoing involvement in project/policy-making discussions.***

***Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available***

**Response:** As mentioned above, outreach began early and will continue throughout the entitlement process with the City. The site was posted with an “Early Notification of Project Under Consideration” sign and a mailing was sent on May 25, 2018 to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on June 7, 2018. A complete Citizen Outreach Report is provided with the application.

**ii. HOUSING ELEMENT**

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element.

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***Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.***

***Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.***

**Response:** This development will uphold North Scottsdale’s quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone

palettes, indigenous materials, recessed windows, and desert shade trees. Design will be consistent with the Scottsdale Sensitive Design Principles.

### **iii. NEIGHBORHOOD ELEMENT**

The Neighborhood Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

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***Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.***

**Response:** The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.

## **D. Guiding Principle: Preserve Meaningful Open Space**

### **1. OPEN SPACE AND RECREATION ELEMENT**

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors through the site provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network.

This requested zoning is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

***Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.***

***Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.***

***Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.***

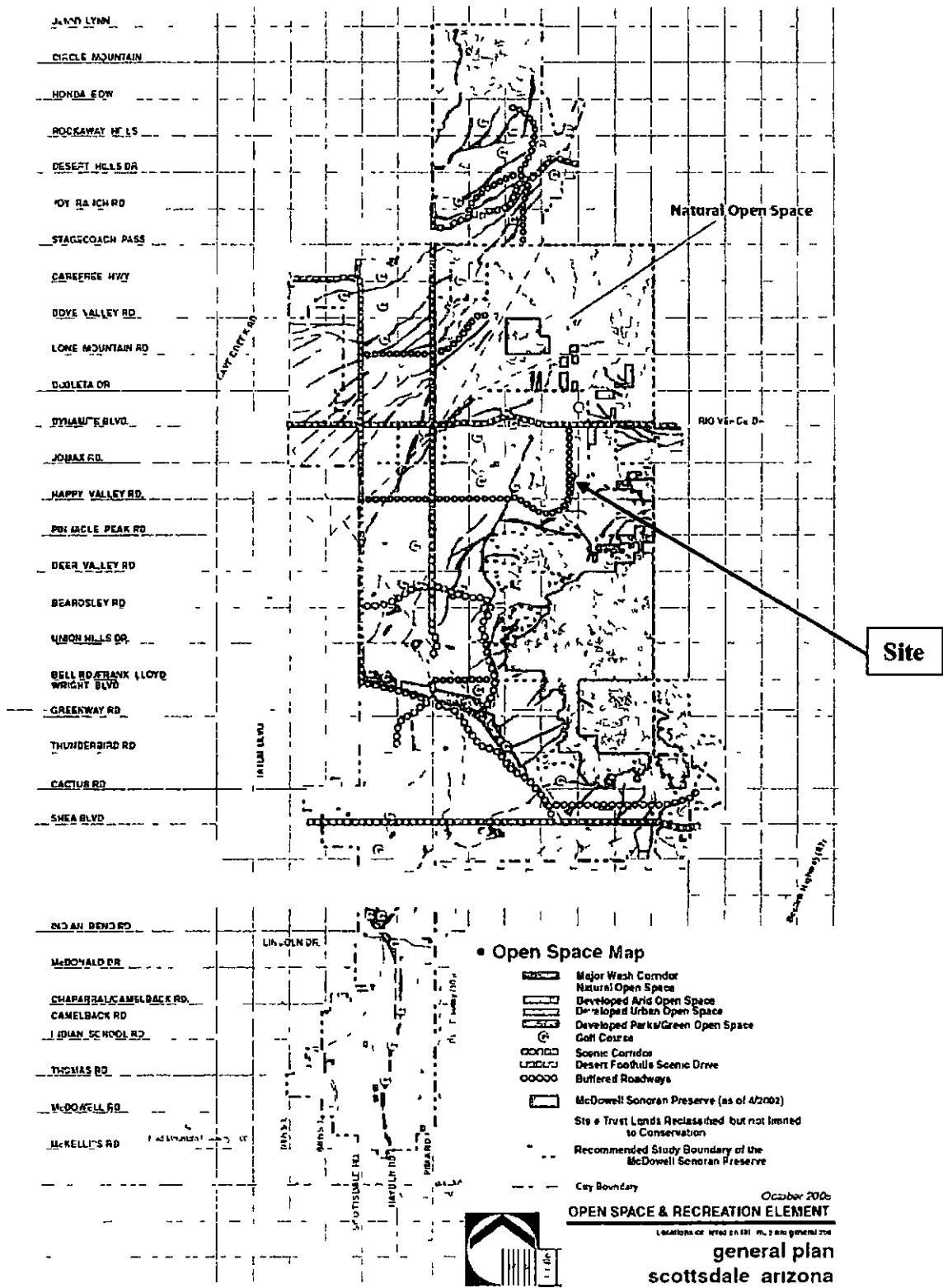
***Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.***

***Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.***

***Bullet 19: Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.***

***Bullet 20: Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.***

**Response:** The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS and provision of trail connections for bicyclists and hikers providing connections to the nearby Preserve and integrating with the City's trail system. A significant portion of the property will be preserved as NAOS and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. Additionally, as with the development envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design and street layout. A Desert Buffered Roadway setback will be dedicated along 118<sup>th</sup> Street and Ranch Gate Road (50' average and 40' minimum widths). This Desert Buffered Roadway setback is consistent with development directly adjacent to the site including Yearling Estates (West) and Troon Canyon Estates (South). The majority of this Desert Buffered Roadway setback will be dedicated as NAOS and will serve as a visual buffer to maintain the natural desert aesthetic of this region of Scottsdale.



## II. PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overarching theme of this development is the ability to create a seamless integration of natural resources, environmental quality and the lifestyle associated with this part of our community.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

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***Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.***

***Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.***

***Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.***

***Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.***

**Response.** The Property, in the high desert of north Scottsdale, has relatively gentle terrain, with scenic boulder/environmental features, primarily in the northeast part of the site. Site design and development envelope placement will respond to the terrain and environmental features of the site. The proposed home sites are respectful of the terrain, boulders and vegetation. Building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

***Goal 4: Reduce energy consumption and promote energy conservation.***

**Response:** The Lyle Anderson Company intends to promote sustainable building techniques and materials, provide both natural and man-made shading, promote opportunities for energy efficiency.

***Goal 9: Protect and conserve native plants as a significant natural and visual resource.***

***Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.***

***Bullet 2: Retain and preserve native plants to retain a Sonoran Desert character.***

*-and-*

**Goal 10.** *Encourage environmentally sound “green building” alternatives that support sustainable desert living.*

***Bullet 3: Protect and enhance the natural elements of all development sites.***

***Bullet 5: Use low impact building materials.***

**Response:** The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation and boulders as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. The Lyle Anderson Company is committed to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates and expands on the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices including water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

#### **E. Guiding Principle: Seek Sustainability**

The issue of sustainability is addressed within three Elements of the General Plan that include 1) cost of development, 2) growth areas, and 3) public services and facilities. This chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions.

**Response:** The developer will incur any, reasonable costs and fees associated with infrastructure requirements for 118<sup>th</sup> Street and Ranch Gate Road.

## **F. Guiding Principle: Enhance Transportation**

### **I. COMMUNITY MOBILITY ELEMENT**

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

***Goal 6: Optimize the mobility of people, goods and information for the expected buildout of the city.***

**Response:** Approval of this zoning request will result in utilizing the existing roadways of 118<sup>th</sup> Street and Ranch Gate Road along with any required improvements for trails and bike paths that are important to our citizens enjoying recreational opportunities and to the continued development of environmentally sensitive recreation that our community embraces.

***Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.***

**Response.** Streets and streetscapes bordering the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of The Lyle Anderson Company communities. Ranch Gate Road perimeter will accentuate the beauty of the desert and quality of a Lyle Anderson development. Ranch Gate and 118<sup>th</sup> Street will be designed to meet all criteria associated with its designation as a Desert Buffered Roadway.

#### **IV. Dynamite Foothills Character Area Plan**

The Property is within the Dynamite Foothills Character Area. The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City boundary at 136th Street.

##### **Rural Desert Character**

The vision for this area is that of a Rural Desert character. Key to achieving a Rural Desert character is the element of openness. Openness is not limited to open space although that is a part of it. Rural Desert character relies on creating a feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation which will shield visual obstructions.

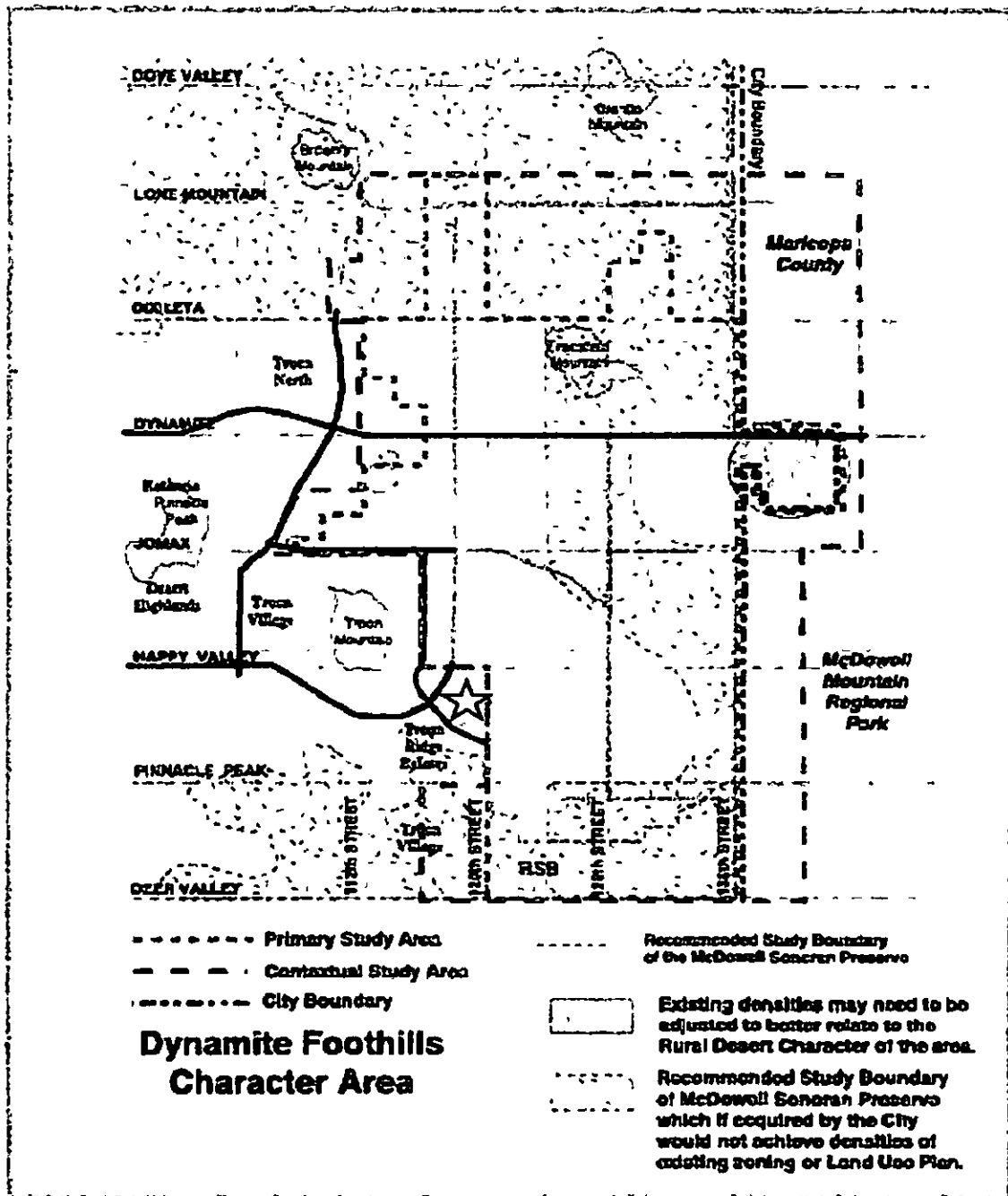
Rural Desert areas in Arizona are typified by the dominance and continuity of the desert itself and a diversity of built structures and people's individual lifestyles. The Dynamite Foothills area with a rural desert character acts as a low-density buffer from the more suburban type development found in nearby developments (Troon Village), to the sensitive desert environments to the south, east, and north. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, land owners, and the community at large should be balanced.

***GOAL 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.***

***Strategy 1. Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the map below***

**Response:** Allowable densities for Rural Neighborhoods, as specified in the General Plan, cannot exceed 1 unit per acre. Proposed density is 0.65 units per acre well below the requirement.





**Strategy 2     *Use infrastructure to preserve the Rural Desert character***

**Streets/Transportation Infrastructure**

***Street design must provide for the safe movement of vehicles, bicyclists and pedestrians and provide for adequate drainage as well as emergency and maintenance vehicle access. In general, design guidelines from the Environmentally Sensitive Lands Ordinance (ESLO) should be used to minimize impacts on the natural environment.***

***Bullet 1: The City may consider new standards which minimize street widths in residential areas as much as possible to protect important natural features, and enhance the rural look of the streets.***

***Bullet 3: Encourage street alignments that respond to the natural terrain where possible.***

***Bullet 4: Maintain the "dark skies" in the area by discouraging street lights on local and collector streets. Use street lights only where needed for safety at selected intersections.***

***Bullet 5: Allow the use of ribbon curbs on collector and residential streets where rolled or vertical curbs are not required for drainage mitigation***

***Bullet 7: Encourage a connected public trail system, separate from the streets, in lieu of concrete sidewalks where net residential density is low. Where appropriate, encourage the use of stabilized decomposed granite for sidewalks, consistent with city standards, where concrete sidewalks would otherwise be required.***

***Bullet 8: Provide links between these trails and the shared use trails shown in the Trails Plan of the Circulation Element.***

***Bullet 9: If sidewalks are built, they should be located away from, and separated by a vegetation buffer from the back of curb, when possible.***

***Bullet 10: Provide bike lanes on Dynamite Boulevard, 128<sup>th</sup> Street and 118<sup>th</sup> Street (per the Bicycle Facilities Plan of the Circulation Element and the Bicycle/Pedestrian Transportation Plan), using ESLO design guidelines. Promote the development of off-road shared-use trails for cyclists and pedestrians***

***Bullet 11: Encourage and promote the use of appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.***

**Response:** The project will be developed using ESLO standards and the Scottsdale Sensitive Design Principles to minimize impact on the natural environment and to create homes that blend with their desert setting. With regard to the bullet points, the proposed development will

- Minimize street width, where feasible, to protect boulder formations, environmental features and enhance rural character

- Street alignments will follow the natural terrain where possible, minimizing cuts and fills
- Street lighting will be designed to City standards, maintaining a “dark sky” environment
- Ribbon curbs will be used on streets within the community, except in cases where vertical curbs are required for drainage purposes
- Public trails will be provided along 118<sup>th</sup> Street and Ranch Gate in accordance with the City’s Transportation Master Plan specifying an 8- foot multi-use trail. The trails will be built to City standards using colors and materials that blend with the natural desert environment
- Sidewalks and/or trails, where feasible, may be separated from roadways by vegetation buffers
- A bicycle lane will be provided on 118<sup>th</sup> Street
- Man-made elements within the community will use colors and textures that blend with the desert environment

***Strategy 3 Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character***

***Bullet 1: Encourage the use of vegetation screens, berming that fits the nature of the local terrain, rail fencing and the like, instead of solid walls.***

***Bullet 2: Encourage use of native or desert landscaping. Discourage turf in areas visible from surrounding properties or roadways.***

***Bullet 3: Discourage the use of perimeter walls.***

***Bullet 4: Where walls are used (yard enclosures) they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, should provide breaks or gaps for indigenous wildlife migration routes, and maintain open vista corridors.***

***Bullet 5. Use alternative development patterns which create a sense of openness and provide meaningful desert open space, such as: flag lots and/or shared driveways***

- ***Building envelopes to minimize disturbance of the natural site.***

***Bullet 6: Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.***

***Bullet 7: Encourage development proposals which exceed the existing natural area open space (NAOS) and design requirements of the ESLO.***

***Bullet 8 Promote the environment and the terrain in forming the building design and site layout. ESLO design guidelines are appropriate benchmarks.***

***Bullet 9: Promote building envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.***

**Response:** The proposed site plan is intended to minimize visual impacts of development and promote Rural Desert Character by

- Encouraging use of walls on individual lots that reflect the natural terrain and maintain an open character, as feasible
- No perimeter walls are planned
- Within the community, walls built on individual lots will use desert colors and textures, be designed to protect vistas and wildlife corridors. Wall alignment is planned to follow site topography. These walls will only be allowed within the bounds of each lot's development envelope and will be required to conform to all City of Scottsdale standards and re
- Development envelopes will be used to minimize site disturbance and create a sense of openness
- Grading/construction envelopes will be designated at the time of platting
- NAOS will be provided that exceeds that required by ESLO
- ESLO guidelines will be respected with home design

***Strategy 5. Use native vegetation in streetscapes. All hardscape should assume a rustic style appropriate to the area.***

**Response:** Native vegetation will be used in streetscapes and throughout the community. Hardscape will be appropriate to the desert environment.

***GOAL: 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types /of development to the unique environmental nature of the area.***

***Strategy 4. Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force. For example, connect open spaces like wash corridors/floodplains, natural area open space (NAOS), conservation open space (COS), etc. (See meaningful open space definitions in Appendix D - Desert Preservation Task Force Strategic Plan and Standards report)***

**Response:** Meaningful open space, per the Desert Preservation Task Force definition, will be provided, throughout the community and particularly along the west and south portions of the property along roadways and in accordance with adjacent properties already developed.

***GOAL 3. Promote open space in accordance with CityShape 2020 Guiding Principles and recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.***

***Strategy 3 Use open space and conservation/preservation areas to preserve a Rural Desert character through the following methods***

***Bullet 1: Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.***

***Bullet 2: Encourage the use of natural area open space in site planning and subdivision layout to ensure an overall openness to subdivisions, individual development, and the planning area.***

***Bullet 4: Sustain natural flora and fauna resources and systems through the provision of natural area open space.***

***Bullet 5: Encourage the integration of natural area open space throughout development projects and on the perimeter of projects to ensure open space connections and a feel of openness throughout the area.***

***Bullet 6: Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area.***

***Bullet 9: Provide building setbacks which are not all in a straight line and avoid giving the image of being in a straight line along the edges of projects and open space buffers.***

***Bullet 14: Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.***

**Response:** Visual and natural area open space will dominate views of the community. Used along roadways and throughout the Property landscaping and homes will be sited to maximize a sense of openness and minimize impacts on views. NAOS easements will be designated as part of lots within the development. Natural flora and fauna resources will be sustained and enhanced where appropriate. Development envelopes have been designed to reflect the terrain of individual lots. By integrating large lot single family housing types, this community has an organic flow that respects the terrain of the area and the surrounding developments.

**Strategy 4.** ***Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.***

**Response:** Open spaces on the perimeter and internal areas of the community will be designed as appropriate transitions to adjoining properties.

## **V. Dynamite Foothills Character Area Plan and Implementation Program: Design and Performance Guidelines**

*The Character Area Plan's design and performance guidelines focus is on Rural Desert character.*

*The key to achieving this character is the element of openness through:*

- *natural undisturbed desert*
- *minimal impact of development*
- *open view corridors*
- *low building heights*
- *maintaining the natural desert vegetation, which will shield visual obstructions*

*An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, recreational users, land owners, and the community at large should be balanced.*

**Response:** The proposed community at 118<sup>th</sup> Street and Ranch Gate Road supports the Implementation Program Design and Performance Guidelines in the following ways

- 1 Less than existing allowable General Plan densities
- 2 Uses appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment
- 3 Promotes the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character
  - Will not have perimeter walls
  - Uses alternative development patterns which create a sense of openness and provide meaningful desert open space, such as

- Flag lots and/or shared driveways
  - Development envelopes to minimize disturbance of the natural site
  - Cluster development where the topography will allow
- Designates grading/construction envelopes during the development of the site to protect the surrounding natural desert areas from construction encroachment, minimize disturbance of the natural site, create a sense of openness and provide meaningful open space
  - Development envelopes will be placed on least sensitive portions of site
- NAOS provided exceeds the existing natural area open space (NAOS) requirements of the ESLO
- Uses native vegetation in streetscapes All hardscape will assume a rustic style appropriate to the area
- 4 Provides meaningful open space with NAOS protecting boulder, excessive slope, and environmental features on site
- 5 Provides visual open space along and near streets, uses natural open space between new developments and existing roadways to minimize the impact on existing views
- 6 Integrates natural area open space within lots throughout the development and on the project perimeter to ensure open space connections and a feel of openness
- 7- Encourages the location of natural area open space where it will be a visual, character enhancing amenity for the development project and the planning area ---
- 8 Provides building setbacks which are not all in a straight line and avoids giving the image of being in a straight line along the edges of projects and open space buffers
- 9 Provides open visual corridors between homes to provide a gradual transition into the large open space
- 10 The maximum building height will be 24 feet, in keeping with low-scale residential development common to North Scottsdale



## **VI. Environmentally Sensitive Lands Ordinance**

### ***Sec. 6.1011. - Purpose.***

***The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to.***

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***
- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.***
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.***

**Response:** The Environmentally Sensitive Lands Ordinance was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands ” The proposed development upholds the ESLO in the following ways

- Preservation of NAOS
- Sensitive placement of internal roadways and other improvements to complement the natural landscape
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction
- Protection and preservation of significant topographic features, washes, large boulder outcroppings and vista corridors
- Protection of wildlife habitats through preservation of natural washes and connective NAOS

- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few

**Sec. 6.1070 – Design Standards.**

**G. Site and Structure Development Design Standards**

**1 Within the ESL**

- a. *Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.***

**Response:** Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited

- b. *Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.***

**Response.** Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight

- c. *Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.***

**Response:** Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO

- d. *Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.***

**Response:** Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes

- e. *Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.***

**Response:** Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform

- f. *Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.***

**Response:** Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties

- g. *No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.***

**Response:** Exterior paint colors will conform the maximum 35% LRV standard

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

**Response** Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

**Response:** Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height The developer will reference the list of indigenous plant available at the City

- j Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

**Response:** Turf areas shall be limited to enclosed areas not visible to offsite properties

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

**Response:** All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*

- i. Justification for the request.*
- ii. Plans showing.*
  - (1) That the application will result in an equal or enhanced quality of open space*
  - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
  - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*

- (4) *If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

*An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.*

**Response:** 50+ cfs washes are present on the site and will be incorporated into the site layout. Washes will remain undisturbed to the extent possible.

**ESL Amended Development Standards\***

	<b>Existing R1-130</b>	<b>R1-43</b>	<b>R1-43 with Amended Development Standards</b>
<b>Min Lot Area</b>	130,000	43,000	32,250
<b>Min. Lot Width</b>	200	150	113
<b>Min. Front Setback</b>	60	40	30
<b>Min. Side Setback</b>	30	20	15
<b>Min. Rear Setback</b>	60	35	27

\*The amended development standards shall not apply to the perimeter setbacks, which shall conform to Sec 6.1083 E 6 and state "setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on the adjacent parcels"

**VII. Native Plant Ordinance**

**Sec. 7.500. - Native Plant**

*Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.*

**Sec. 7.503. - Criteria.**

***Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:***

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

**Response:** Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential community. The Lyle Anderson Company has a high regard for the natural environment and preservation of native plants. The development of this property will provide meet this criterion.

- (2) The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.***

**Response:** The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated.

- (3) A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.***

**Response:** A native plant plan will be provided consistent with the City's requirements.

- (5) A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.***

**Response:** The site revegetation and landscape enhancements will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

- (6) The native plant program shall include a relocation program for excess salvageable plants.***

**Response:** A relocation program for excess salvageable plants will be provided if deemed necessary.

## **VIII. Conclusion**

This zoning request will result in numerous benefits to the community, which are summarized below

- A luxury residential community developed by the Lyle Anderson Company, a recognized leader in building high-quality residential communities
- Single family for-sale luxury homes reflect the character and uses in the surrounding residential communities
- Conforms to the General Plan Rural Neighborhoods and Natural Open Space land use designation
- Density of 0.65 units/acre, well below the 1.0 du/ac permitted in the Rural Neighborhoods General Plan category
- Consistent with the Dynamite Foothills Character Area Plan and Implementation Program
- Utilizes Scottsdale Sensitive Design Principles
- Homes will embrace their desert setting through the use of Sonoran Desert inspired building materials, desert contemporary architecture and native vegetation
- Meets or exceeds ESLO requirements
- Provides more NAOS than required in ESLO, integrated throughout the site  
Approximately (40%) of the Property is preserved as NAOS
- Provides multi-use trails and bike lanes along perimeter roadways





**15-ZN-2018**  
**11/14/2018**

\*NAOS AREAS & DEVELOPMENT ENVELOPES DEPICTED ABOVE ARE PRELIMINARY AND MAY BE ADJUSTED PRIOR TO FINAL PLAN APPROVAL SO LONG AS THE TOTAL N.A.O.S. DEDICATION REQUIREMENTS ARE MET.

NOTE: ALL CONTIGUOUS NAOS AREAS TO BE A MINIMUM 30' WIDE & 4,000 SQUARE FEET IN AREA PER DSPM SEC. 2-2.501.D.3.

#### LEGEND

- NET SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- DEVELOPMENT ENVELOPE
- PROTECTED BOULDER FEATURE

#### OPEN SPACE CALCULATIONS

NET SITE AREA: +/- 65.6 ACRES

N.A.O.S. REQ. PER SLOPE ANALYSIS: 23.0 ACRES (35% OF NET AREA)

MIN. REQ. UNDISTURBED AREA: 14.1 ACRES (70% OF REQ. N.A.O.S.)

MAX. REVEGETATED AREA: 6.9 ACRES (30% OF REQ. N.A.O.S.)

MIN. N.A.O.S. PROVIDED\*

TOTAL: 26.5 AC (40% OF NET AREA, 15% INCREASE OVER REQUIRED)

TRACTS: +/- 10.6 AC (40% OF PROVIDED N.A.O.S. AREA)

ON-LOT: +/- 15.9 AC (60% OF PROVIDED N.A.O.S. AREA)

MIN. N.A.O.S. PROVIDED - UNDISTURBED: 18.6 ACRES (70% OF PROV. N.A.O.S.)

MAX. N.A.O.S. PROVIDED - REVEGETATED: 7.9 ACRES (30% OF PROV. N.A.O.S.)

#### SLOPE ANALYSIS DATA TABLE

SLOPE CATEGORY	AREA (ACRES)	LOWER DESERT FACTOR	REQ. NAOS (ACRES)
0% - 2%	21.80	25%	5.45
2% - 5%	4.22	25%	1.06
5% - 10%	13.39	35%	4.69
10% - 15%	14.69	45%	6.61
15% - 25%	9.70	45%	4.37
25% +	1.78	45%	0.80
<b>TOTAL</b>	<b>65.6 AC.</b>		<b>23.00 AC.</b>



land planning  
 development entitlements  
 landscape architecture  
 120 south ash avenue  
 tempe, arizona 85281  
 480.994.0994

## 118TH & RANCH GATE N.A.O.S. STUDY

### ATTACHMENT 7



1775 DRAWN BY: PK 11/14/18





**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**118<sup>th</sup> and Ranch Gate**  
September 26, 2018

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from R1-130 ESL to R1-43 ESL PRD of an approximately 68.5+/- acre property located at the northeast corner of 118<sup>th</sup> Street and Ranch Gate Road. The proposed project would result in a low density, gated, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

**ATTACHMENT 8**

**15-ZN-2018**  
**10/01/2018**

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 7, 2018 at the Living Water Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

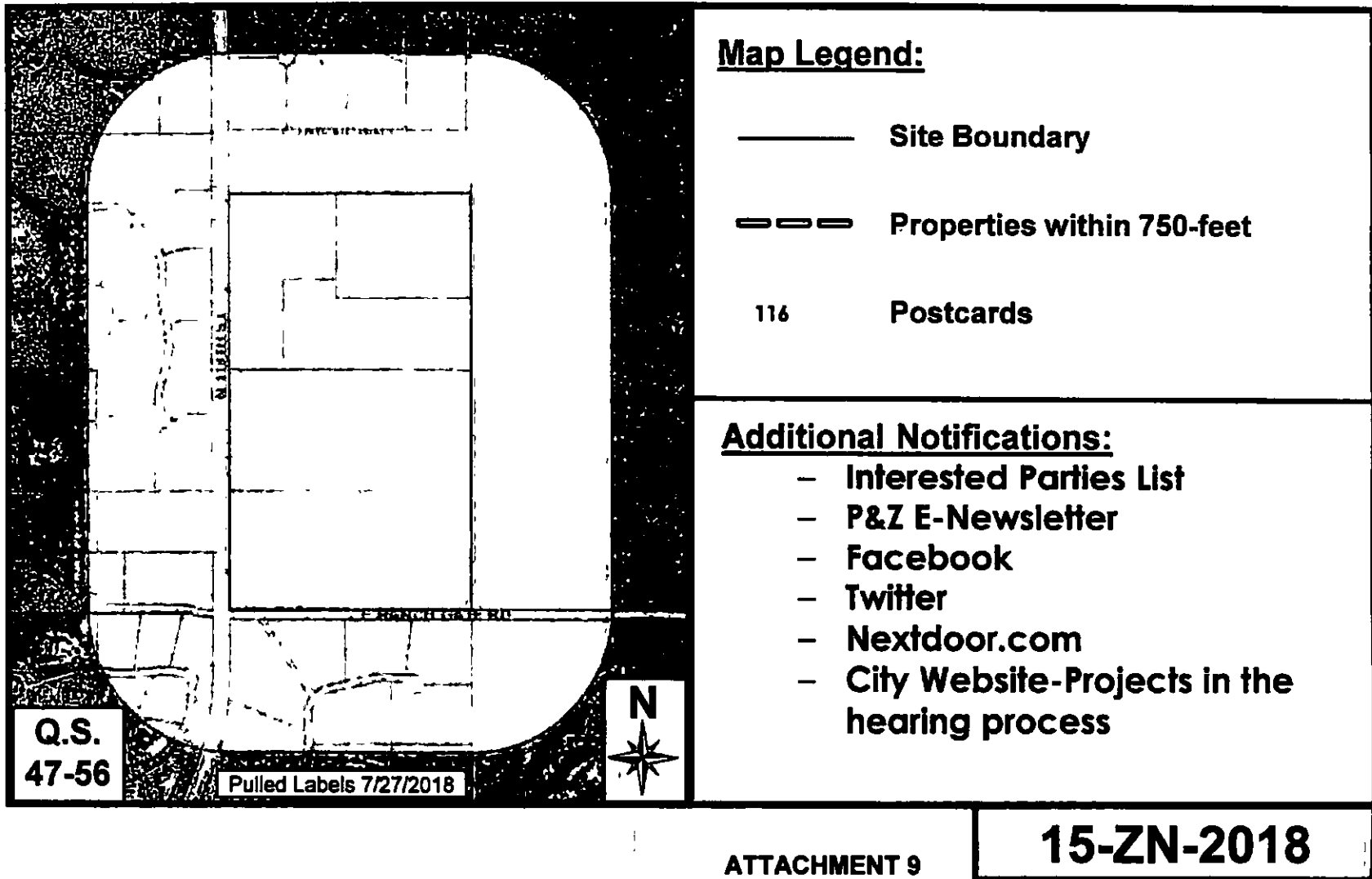
20 interested people attended the Open House. Most attendees were generally supportive of the project with questions arising about density, noise, traffic, and ingress/egress. One neighbor had specific questions about the impact on the environment, the number of swimming pools in the area, and the impact of construction dust on his health. These questions were addressed at the Open House with some need for additional follow up as site plan changes are made. In addition, a follow up meeting has been scheduled with the leadership of Coalition of Greater Scottsdale to address site plan changes. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting  
Sign-in sheets

## City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, MARCH 13, 2019**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Kelsey Pasquel, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner

**ABSENT.** Ali Fakih, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Jeff Barnes  
Chris Zimmer  
Melissa Berry

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:06 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of February 27, 2019 Regular Meeting Minutes including Study Session  
Vice Chair Smith moved to approve the February 27, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Pasquel.  
The motion carried unanimously with a vote of six (6) to zero (0), by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Bollinger, Commissioner Young, and Commissioner Serena.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, **ATTACHMENT 10**  
Commissioner"

## **CONSENT AGENDA**

**2 15-ZN-2018 (118th & Ranch Gate)**

Request by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on +/-64 4-acres and Open Space Environmentally Sensitive Lands (O-S ESL) zoning on +/-4 2-acres of a +/-68 6-acre site, located on the northeast corner of N 118th Street and E Ranch Gate Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is John Berry, (480) 385-2753

Written comment card Betty Janik

- **Item No. 2: Move to make a recommendation to City Council for approval of 15-ZN-2018, by a vote of 5-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Bollinger with Vice Chair Smith recused himself.**
- **Commissioner Bollinger left meeting at 5:11 pm.**

**The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Bollinger, Commissioner Pasquel, and Commissioner Serena with Vice Chair Smith recusing himself.**

## **NON-ACTION**

**3 Presentation and possible discussion regarding the public outreach process for public hearing cases**

**Item No. 3: Planning Commission directed staff to place on future agenda for possible discussion and recommendation to City Council regarding public outreach process.**

**Adjournment – Motion to adjourn at 5:36 p.m.**

**\* Note These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"**





# WRITTEN COMMENTS

2

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Betty Janik MEETING DATE 2-13-19

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 18490 N. 97th Way ZIP \_\_\_\_\_

HOME PHONE 480-540-9847 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) BettyAJanik@yahoo.com

AGENDA ITEM # \_\_\_\_\_ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Consider the consequences  
to area traffic flow as a result of  
zoning changes.

This card constitutes a public record under Arizona law.



# PLANNING COMMISSION REPORT



Meeting Date March 13, 2019  
General Plan Element *Land Use*  
General Plan Goal *Create a sense of community through land uses*

## ACTION

### 118th & Ranch Gate 15-ZN-2018

#### Request to consider the following:

- 1 A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on +/-64 4-acres and Open Space Environmentally Sensitive Lands (O-S ESL) zoning on +/-4 2-acres of a +/-68 6-acre site, located on the northeast corner of N 118th Street and E Ranch Gate Road

#### Goal/Purpose of Request

The applicant's request is to rezone the +/- 68 6-acre site to allow for the configuration of a 42-lot single-family residential subdivision

#### Key Items for Consideration

- Overall density of 0 65du/ac on +/- 64 4-acres of R1-43 ESL

## OWNER

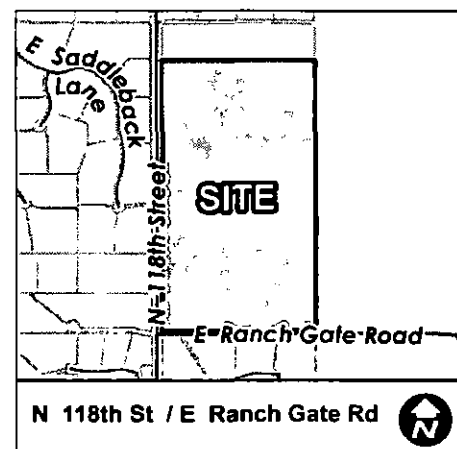
John Christensen  
Sonoran Peaks, LLC  
(480) 443-2630

## APPLICANT CONTACT

John Berry  
Berry Riddell, LLC  
(480) 385-2753

## LOCATION

Northeast corner of N 118<sup>th</sup> Street and E Ranch Gate Road  
(APNs 217-02-018B, 217-02-018A, 217-02-019E, 217-02-019C, & 217-02-019D)



Action Taken \_\_\_\_\_

## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the property as Rural Neighborhoods with an identified area of Natural Open Space

The Rural Neighborhoods category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

The Natural Open Space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas, lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area.

### **Character Area Plan**

The property falls within the Dynamite Foothills Character Area boundary. The Dynamite Foothills Character Area Plan sets forth the long-term vision created for the area through the character area planning process. The goals and strategies seek to embrace this unique desert area and its Rural Desert character, balance the relationship of different types of development to the environment, and promote open space.

### **Zoning**

The site is currently zoned Single-family Residential Environmentally Sensitive Lands (R1-130 ESL) and this application proposes a change to Single-family Residential Environmentally Sensitive Land (R1-43 ESL) zoning and Open Space Environmentally Sensitive Lands (O-S ESL) zoning.

Both the R1-130 and R1-43 zoning districts are intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

The Open Space district is intended to provide for land uses in areas generally subject to periodic inundation. It is further intended to provide for land uses in areas which have been set aside to serve recreational functions or to provide open space areas.

The purpose of the Environmentally Sensitive Lands (ESL) overlay district is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands

**Context**

The subject site currently consists of 5 vacant parcels located at the northeast corner of the intersection of N 118<sup>th</sup> Street and E Ranch Gate Road, south of E Jomax Road

**Adjacent Uses and Zoning**

- North Developed and Undeveloped residential properties including the Cantabrica residential subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)
- South Troon Canyon residential subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)
- East Arizona State Land and City of Scottsdale Preserve Land beyond, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)
- West Developed and Undeveloped residential properties including the Yearling Estates residential subdivision, zoned Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL)

**Other Related Policies, References:**

Scottsdale General Plan 2001, as amended  
Dynamite Foothills Character Area Plan  
Zoning Ordinance

**APPLICANTS PROPOSAL**

---

**Development Information**

The development proposal is a request to rezone the +/- 68 6-acre site to allow for the configuration of a 42-lot single-family residential subdivision

- |                                    |  |
|------------------------------------|--|
| • Existing Use                     | 5 vacant parcels                                   |
| • Proposed Use                     | 42-lot residential subdivision                     |
| • Project Area                     | 68 6-acres (total gross)<br>64 7-acres (total net) |
| • Proposed Residential Area        | 64 4-acres (R1-43 ESL)                             |
| • Proposed Open Space Area         | 4 2-acres (O-S ESL)                                |
| • Building Height Allowed          | 24-feet  |
| • Building Height Proposed         | 24-feet  |
| • Natural Area Open Space Required | 23-acres (35%)                                     |
| • Natural Area Open Space Provided | 26 5-acres (41%)                                   |

- Density Allowed (existing R1-130 ESL) 21 lots
- Density Allowed (proposed R1-43 ESL) 53 lots
- Density Proposed (proposed R1-43 ESL) 42 lots

## **IMPACT ANALYSIS**

---

### **Land Use**

The existing zoning on the site would allow for a calculated maximum of 21 residential lots based on the R1-130 zoning district and the ESL zoning overlay. The proposed R1-43 zoning would allow for the application of a 42-lot residential subdivision preliminary plat, which acknowledges the physical development limitations from the maximum 53-lots that could have been requested solely based on the calculated maximum density of the R1-43 zoning district and the ESL zoning overlay.

The proposal also anticipates the use of amended development standards such as lot area, lot width, and building setbacks. This type of amendment request is allowed for under the provisions of the ESL overlay. The Development Review Board, through the Preliminary Plat process, can approve amended standards up to 25% to encourage sensitivity to site conditions and provide flexibility in site planning.

### **Transportation/Trails**

The proposed subdivision plan provides a single point of access on N 118<sup>th</sup> Street with gated entry, located towards the southern end of the project site. The proposal also includes completing half-street improvements, with trails, for both N 118<sup>th</sup> Street and E Ranch Gate Road.

### **Water/Sewer**

The applicant has provided Preliminary Basis of Design reports for water and wastewater that support the proposal for 42 residential homes on this site.

### **Public Safety**

Access to this site and the surrounding areas will continue to be provided via N 118<sup>th</sup> Street and E Ranch Gate Road.

### **Open Space**

The proposed subdivision plan accounts for providing 26.5 acres of Natural Area Open Space (NAOS) which is 6% greater than the minimum based on the calculated requirement. This increased NAOS will serve as justification for the request for amended development standards through the Development Review Board with the Preliminary Plat process. The proposed NAOS areas are distributed as a combination of +/- 15.9 acres of on-lot NAOS and +/- 10.6 acres of in-tract NAOS. In addition to the protection of open space via dedicated NAOS, 4.2 acres of the site is being zoned Open Space (O-S ESL). The subdivision plan also provides for minimum 50-foot-wide Desert Scenic Buffered Roadway setbacks along both street frontages.

### **Community Involvement**

The applicant sent out notification and held a neighborhood meeting on June 7<sup>th</sup>, 2018. Upon receipt of the application submittal, the City sent out notification to property owners within 750 feet of the project site. Several inquiries were received based on the initial application configuration, which included a portion of the residences configured as duplex style cluster development, but that component was ultimately redesigned out of the current proposal.

### **STAFF RECOMMENDATION**

---

#### **Recommended Approach:**

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

### **RESPONSIBLE DEPARTMENT**

---

**Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

---

Jeff Barnes


Senior Planner

480-312-2376

E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

**APPROVED BY**

---



Jeff Barnes, Report Author

2/28/19

Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

3/3/2019

Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

3/4/19

Date



## ATTACHMENTS

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1. Context Aerial
2. Aerial Close-Up
3. Stipulations  
Exhibit A to Attachment 3: Subdivision Plan
4. General Plan Land Use Map
5. Zoning Map (Existing)
6. Zoning Map (Proposed)
7. Applicant's Narrative
8. NAOS Plan
9. Citizen Involvement
10. City Notification Map



Context Aerial

ATTACHMENT #1

15-ZN-2018



Q.S.  
47-56



E. Saddleback Ln  
**Yearling  
Estates**

N. 118th St

Site

Ranch Gate Rd

Google Earth Pro Imagery

**Aerial Close-Up**

ATTACHMENT #2

**15-ZN-2018**

## **Stipulations for the Zoning Application:**

### **118th & Ranch Gate**

### **Case Number: 15-ZN-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale

#### **SITE DESIGN**

- 1 PROTECTION OF ARCHAEOLOGICAL RESOURCES Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction
- 2 CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAN Development shall conform with the conceptual subdivision plan submitted by LVA (an RVI company) and with the city staff date of 11/14/2018, attached as Exhibit A to Attachment 3 Any proposed significant change to the conceptual subdivision plan prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council Once the final plat is approved, the development must conform to the final plat
- 3 MAXIMUM DWELLING UNITS/MAXIMUM DENSITY Maximum dwelling units shall not exceed 42
- 4 BUILDING HEIGHT LIMITATIONS No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance
- 5 LOTS ADJACENT TO LESS INTENSIVE ZONING Lots on the perimeter of the site adjacent to lots with less intensive zoning shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s)
- 6 ALTERATIONS TO NATURAL WATERCOURSES Any proposed alteration to the natural state of watercourses with a peak flow rate of 50 cfs or greater but less than or equal to 750 cfs based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval
- 7 OUTDOOR LIGHTING The maximum height of any outdoor lighting source shall be 18 feet above the adjacent finished grade

#### **DEDICATIONS**

- 8 RIGHT-OF-WAY DEDICATIONS Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale
  - a RANCH GATE ROAD Fifteen (15) foot dedication
  - b RANCH GATE ROAD AND 118<sup>TH</sup> STREET Twenty-five (25) foot radius dedication at intersection
- 9 LOCAL RESIDENTIAL PRIVATE STREETS All local residential private streets shall be contained within a subdivision track of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project
- 10 SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY A property owners association consisting of property owners within the subdivision of the development project shall

own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure

- 11 LOTS CONVEYED BY DEED Any lot to be conveyed to the city as shown on the above reference conceptual subdivision plan shall be conveyed via plat recordation
- 12 VEHICLE NON-ACCESS EASEMENT With the final plat recordation, the owner shall dedicate a one-foot wide Vehicular Non-Access Easement along project frontages, except at the approved street entrance(s)
- 13 MULTI-USE TRAIL EASEMENT With plat recordation, the owner shall dedicate minimum fifteen-foot-wide Public Non-Motorized Access Easement to the City of Scottsdale along the 118<sup>th</sup> Street site frontage to contain the multi-use trail to be constructed in accordance with the infrastructure requirements below The alignment of the easement shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication
- 14 TRAFFIC SAFETY TRIANGLES With the final plat recordation, the owner shall dedicate traffic safety triangles per the requirements specified in the Design Standards and Policies Manual (DSPM)
- 15 SCENIC BUFFERED ROADWAY SETBACKS Prior to issuance of any permit for the development project, the owner shall dedicate a minimum 50-foot-wide continuous Scenic Buffered Roadway Setback along the N 118<sup>th</sup> Street and E Ranch Gate Road frontages Unless otherwise approved by the Development Review Board, the area within that buffer area shall be left in a natural condition
- 16 PUBLIC NON-MOTORIZED ACCESS EASEMENT With final plat recordation, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot

#### **INFRASTRUCTURE**

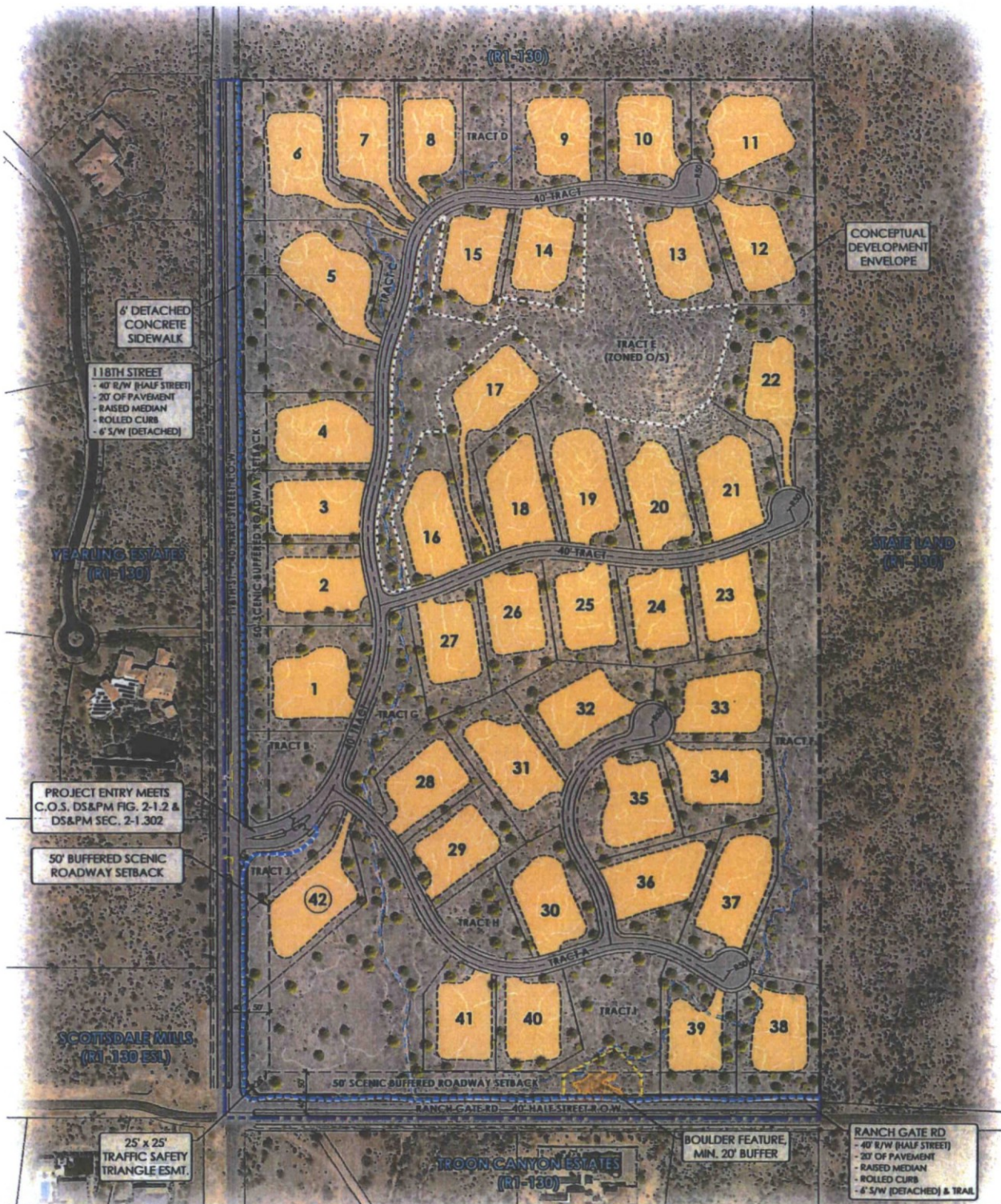
- 17 CONSTRUCTION COMPLETED Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations
- 18 STANDARDS OF IMPROVEMENTS All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc ) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies
- 19 CIRCULATION IMPROVEMENTS Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements
  - a 118<sup>TH</sup> STREET
    - 1 Construct west half-street (curb, gutter, sidewalk, pavement, etc ) in accordance with the full Rural / ESL Minor Collector with Trail cross-section as specified in the DSPM Right-of-Way acquisition across Parcel 217-02-017E will be required, unless otherwise approved by City staff
    - 2 Construct roadway transition per DSPM past property frontage
    - 3 Construct six (6) foot sidewalk per above referenced site plan

- 4 Construct southbound left turn into development per above referenced site plan
- 5 Construct a minimum 6-foot wide multi-use trail along the east side
- b RANCH GATE ROAD
  - 1 Construct north half-street improvements (curb, gutter, sidewalk, pavement, etc ) in accordance with the full Rural / ESL Minor Collector with Trail cross section figure of the DSPM
  - 2 Construct roadway transition per DSPM past property frontage
  - 3 Construct six (6) foot sidewalk per above referenced site plan
- 20 WATER LINE Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct onsite looped water distribution system to service the entirety of the proposed development with points for future extensions
- 21 WASTEWATER LINE Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct a sewer main gravity collection system along the property's 118<sup>th</sup> Street property frontage providing points of connection to the dry sewer in Yearling states and Parcel 217-02-019F in addition to onsite sewer collection system to service the entirety of proposed development
- 22 WATER AND WASTEWATER IMPROVEMENTS The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development
- 23 FIRE HYDRANT The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee
- 24 UTILITY LINES All existing above ground utility lines within 118<sup>th</sup> Street and or Ranch Gate Road adjacent to, and through, the lots, and any new or relocated utility lines, shall be place underground
- 25 IN LIEU PAYMENTS If directed by city staff with approval of the Transportation Director, the owner shall make an in-lieu payment to the City instead of constructing any specified street improvement(s) This payment shall be accepted by the City prior to the issuance of a building permit for the site and prior to recordation of any final plat Before any construction document approval associated with the in-lieu payment, the owner shall submit an engineer's estimate for plan preparation, design, project management, and construction costs The engineer's estimate shall be subject to the approval of the city's Zoning Administrator, or designee

#### **REPORTS AND STUDIES**

- 26 DRAINAGE REPORT With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project
- 27 BASIS OF DESIGN REPORT (WATER) With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual
- 28 BASIS OF DESIGN REPORT (WASTEWATER) With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual





#### SITE DATA

LOCATION: NEC OF 118TH STREET & RANCH GATE ROAD  
 ESI LANDFORM: UPPER DESERT  
 PARCEL #: 217-02-018A, -018B, -019C, -019D, -019E  
 EXISTING ZONING: R1-130 ESI  
 PROPOSED ZONING: R1-43 ESI & O/S (TRACT I)  
 GROSS ACRES: 44.86 ACRES (+/- 2.990,553 S.F.)  
 NET ACRES: 44.7 ACRES (+/- 2,818,407 S.F.)  
 TOTAL LOTS: 42  
 ALLOWED DU/AC [PER GENERAL PLAN]: 0-1 DU/AC (MAX.)  
 PROPOSED DU/AC [R1-43]: 0.45 DU/AC  
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE  
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE  
 PROPOSED DESERT SCENIC ROADWAY BUFFER: 40' MIN / 50' AVG.  
 REQUIRED H.A.O.S. PER SLOPE ANALYSIS: 23.0 AC. (35% OF NET)  
 PROVIDED H.A.O.S.: 24.8 AC. (40% OF NET, 15% MORE THAN REQUIRED)  
 PROPOSED AMENDED DEVELOPMENT STANDARDS:  
 MINIMUM LOT WIDTH: 113' (25% REDUCTION)  
 MINIMUM LOT SIZE: 32,350 SF (25% REDUCTION)  
 MIN. BLD. SETBACKS - FRONT: 30' (25% REDUCTION)  
 SIDE: 15' (25% REDUCTION)  
 REAR/INTERIOR: 27' (25% REDUCTION)  
 PERIMETER BLD. SETBACK: PER ADJACENT REG. AT TIME OF BLD. PERMIT

#### NOTES

- ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES.
- ALL STREETS TO SUPPORT 85,000 LBS GROSS VEHICLE WEIGHT.
- UNOBSTRUCTED VEHICLE CLEARANCE TO BE 13'-6" MIN.
- HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200'.
- MIN. CUR. DE-SAC R/W RADIUS OF 50' PROVIDED.
- SITE LOT AND RETAINING WALLS TO BE CONSISTENT WITH THE DPM. ORD. SEC. 5.033, 6.1010 & OR AS APPROVED BY STAFF.
- ALL ON-LOT SITE WALLS TO BE DESIGNED AND LOCATED IN ACCORDANCE TO SCOTTSDALE DPM AND ORDINANCE REQUIREMENTS AND TO BE REVIEWED WITH THE DRB SUBMITTAL.
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2-1.2 & DS&PM SEC. 2-1.302.
- DEVELOPMENT ENVELOPES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL PLAN

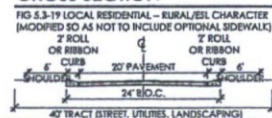
#### PROJECT TEAM

Discipline	Company	Contact Info.
Client	Sonoran Peaks, LLC	John Christensen 480.443.3430 jchristensen@sonoranpeaks.com
Applicant	Bony Riddell, LLC	John Berry 4750 E Camelback Rd. Ste. 100 Scottsdale, AZ 85251 480.385.2753 john@bonyriddell.com
Land Planner	LVA Urban Design Studio/RSi	Alex Siedman 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 alex@lvaurban.com
Civil Engineer	SSG	Al Polak 8280 E. Gelding Dr. #101 Scottsdale AZ 85260 480.588.7228 al@ssg.com

#### VICINITY MAP



#### CROSS SECTION



land planning  
 development entitlements  
 landscape architecture  
 120 south ash avenue  
 tempe, arizona 85281  
 480.994.0994

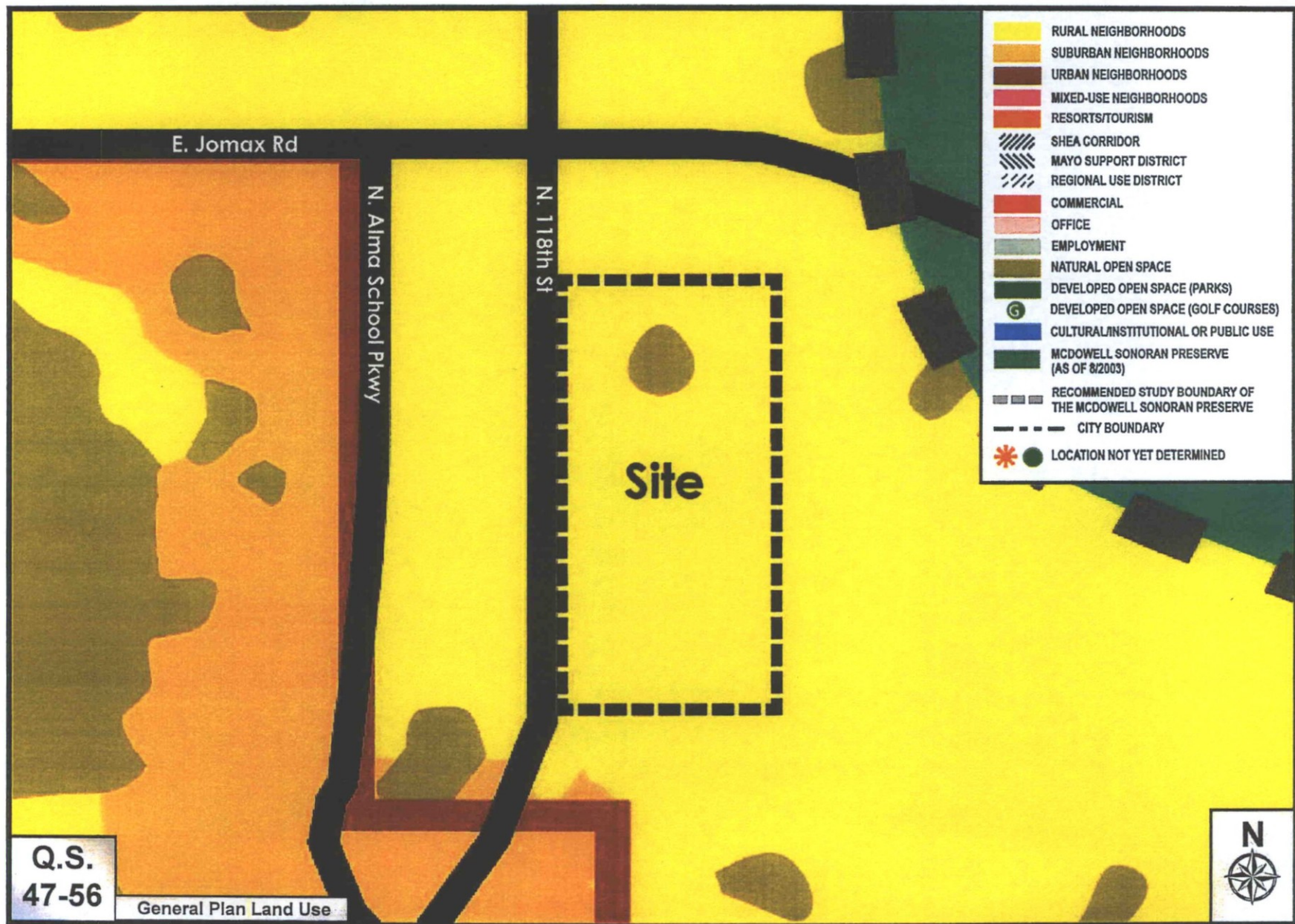
## 118TH & RANCH GATE CONCEPTUAL SITE PLAN/ SUBDIVISION PLAN

Exhibit A to  
 Attachment 3

1775 DRAWN BY: PR 11/7/18

15-ZN-2018  
 11/14/2018



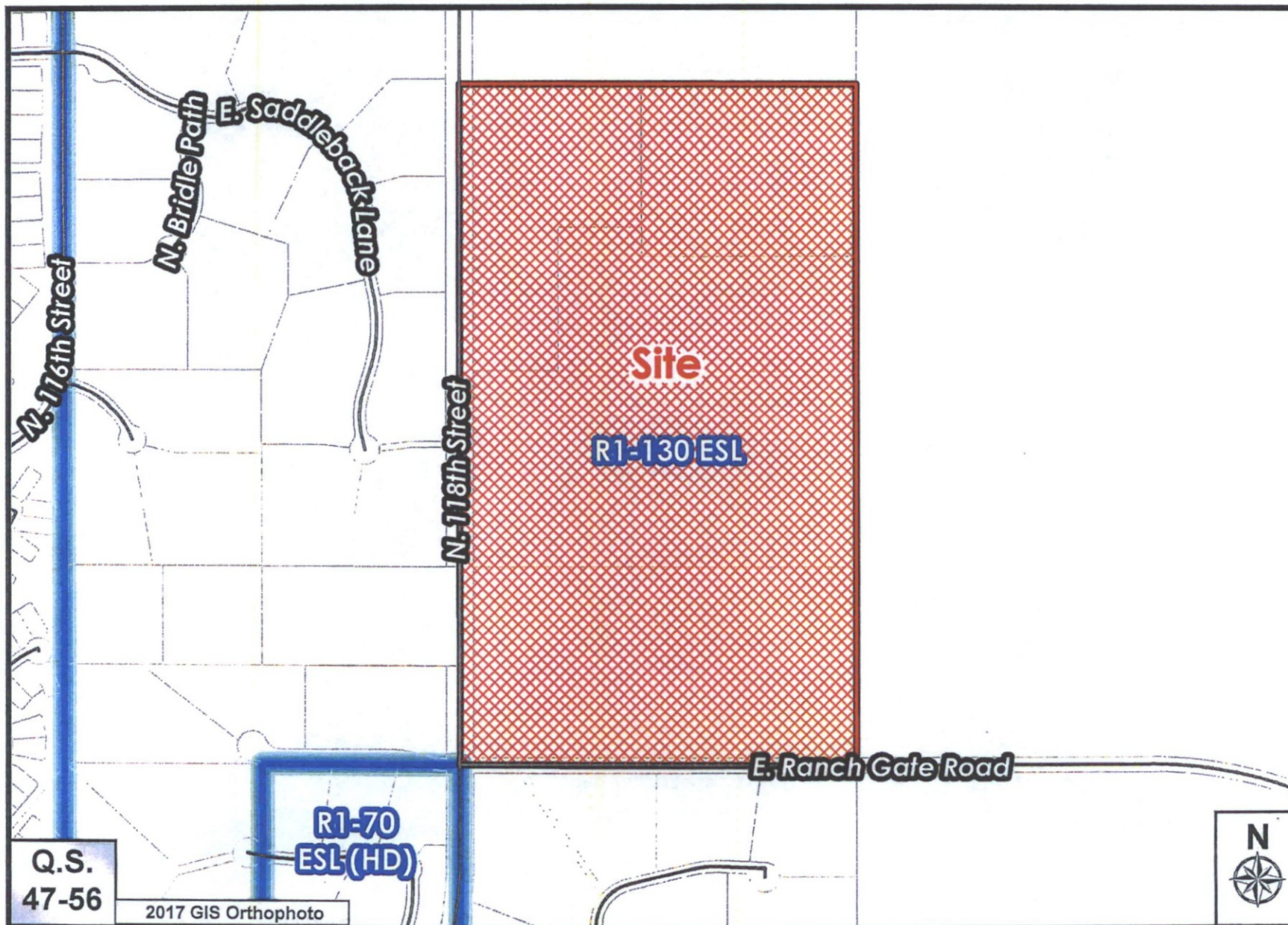


General Plan Map

ATTACHMENT #4

15-ZN-2018



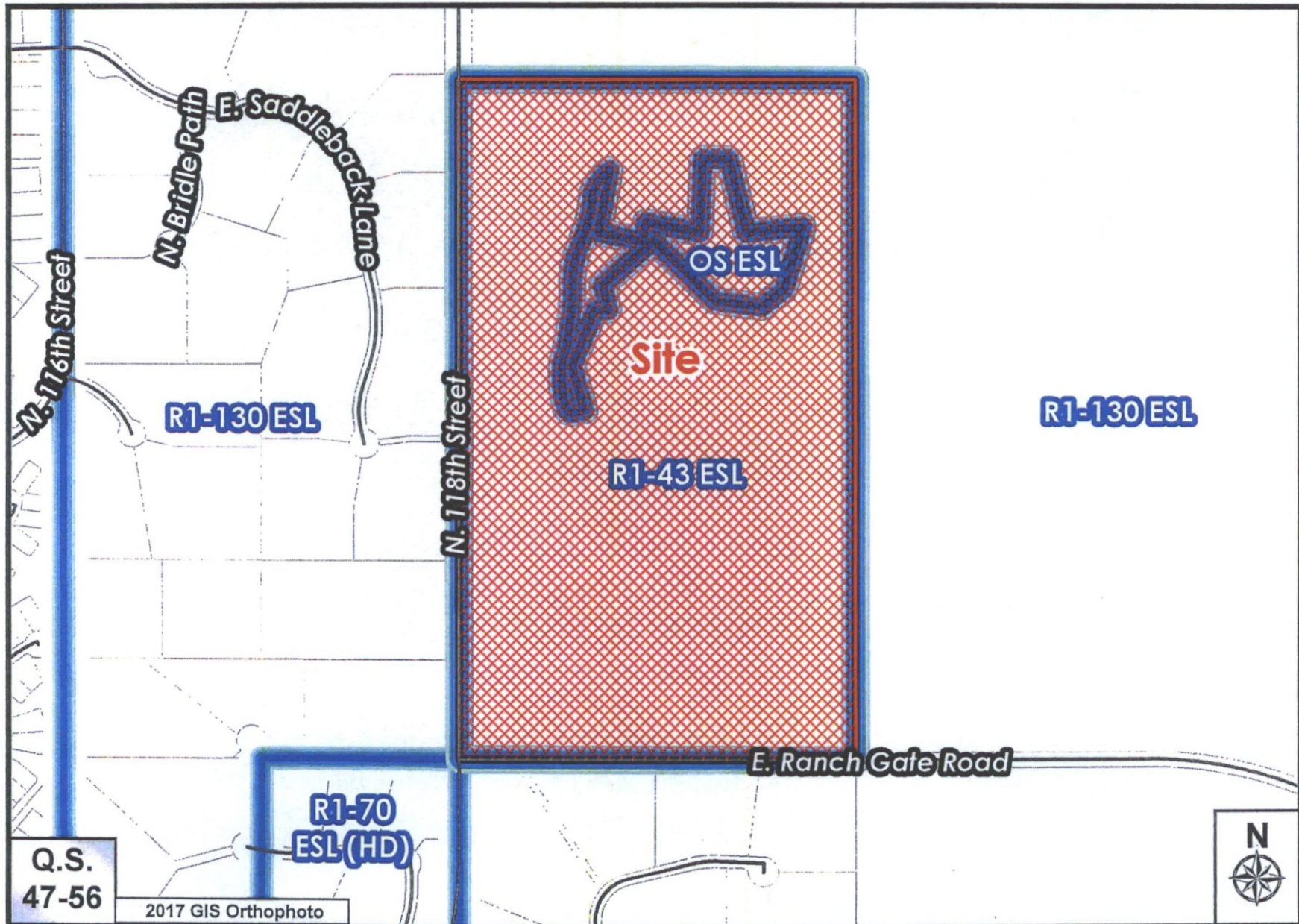


Zoning Map (Existing)

ATTACHMENT #5

15-ZN-2018





Zoning Map (Proposed)

ATTACHMENT #6

15-ZN-2018

# Zoning Project Narrative 118<sup>th</sup> Street & Ranch Gate Road 383-ZN-2018



Prepared by:

Berry Riddell, LLC

John V. Berry, Esq.

Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100

Scottsdale, AZ 85251

*1<sup>st</sup> Submittal: July 27, 2018*

*2<sup>nd</sup> Submittal: September 27, 2018*

*3<sup>rd</sup> Submittal: November 14, 2018*

## **Table of Contents**

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## **I. Purpose of Request**

The request is for rezoning on an approximately 68.6+/- acre site located at the northeast corner of 118<sup>th</sup> Street and Ranch Gate Road (the "Property"). The Property is currently zoned R1-130 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking R1-43 ESL zoning. Proposed is a gated single-family residential community, with amended development standards, with a total of 42 lots and an overall density of 0.65 dwelling units per acre on 64.4+/- acres. The rezoning request also includes a downzoning from R1-130 ESL to O-S ESL on the area designated as Natural Open Space in the General Plan, approximately 4.2+/- acres. The site plan has been designed in an environmentally sensitive manner consistent with Environmentally Sensitive Lands Ordinance ("ESLO") requirements. Both the lot and street layouts have been planned to preserve natural features and vegetation on site as well as respect the existing terrain.

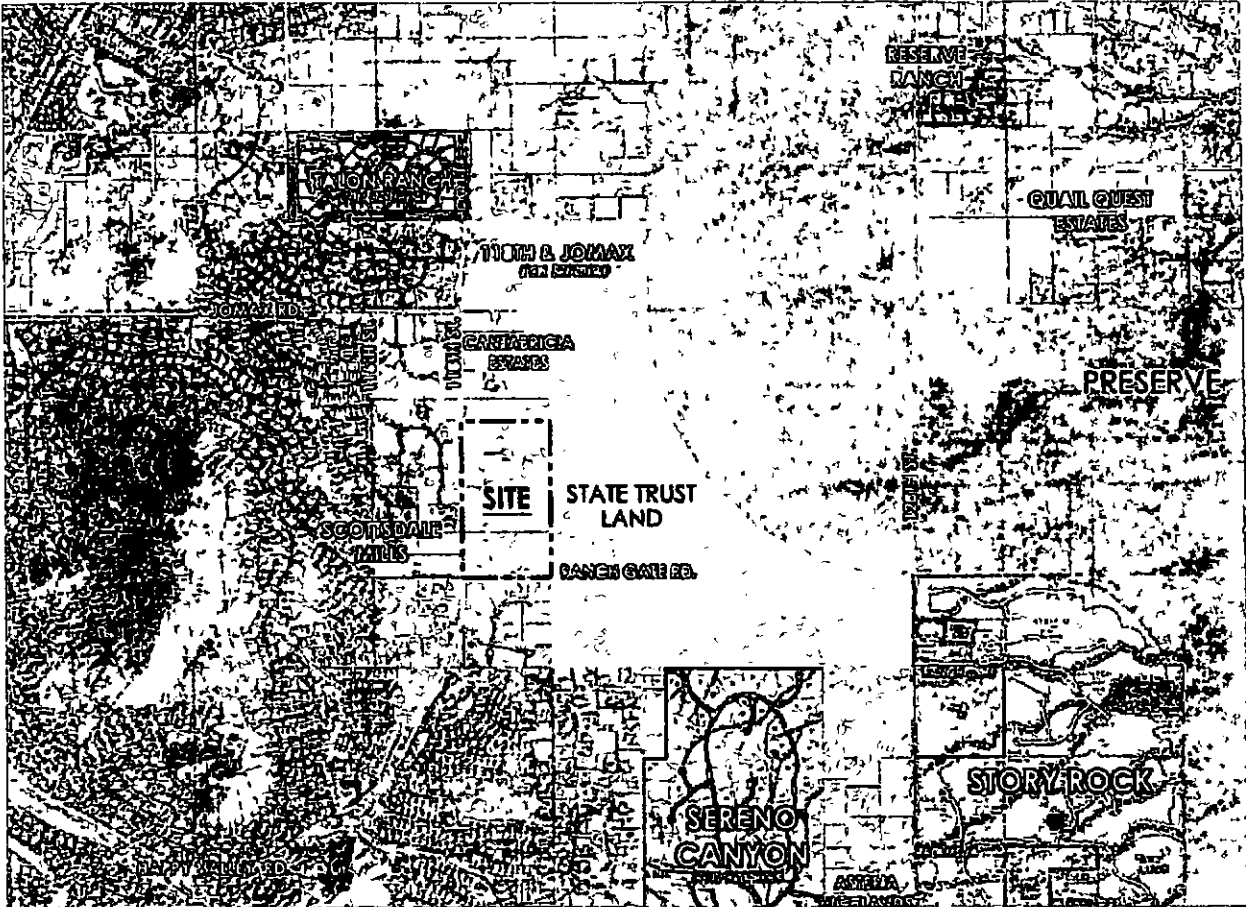
### **About the Developer**

The Lyle Anderson Company is a Scottsdale based company known for developing luxury communities throughout the country for more than four decades. The Lyle Anderson Company has received numerous awards including from The Urban Land Institute, Golf Digest, the Robb Report and Estates West. Lyle Anderson, the Chairman of the Lyle Anderson Company, has a long-standing proven commitment to excellence that is exemplified by the Scottsdale communities he has built that continue to be sought after for luxury living, including Desert Highlands on 850 acres in the heart of Scottsdale, and Desert Mountain, an 8,000-acre master-planned community.

## **II. Surrounding Context**

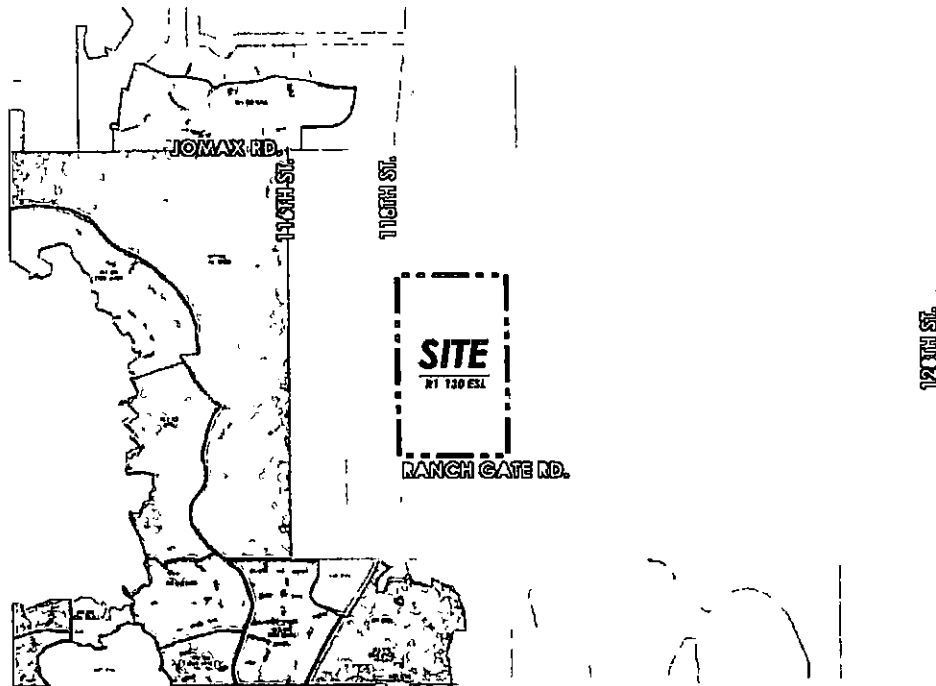
The Property is in an area of single-family residential developments with a range of zoning designations. State Trust Land is located on the east side of the Property and further east is the McDowell Sonoran Preserve. Developments across both Ranch Gate Road to the south and across 118<sup>th</sup> Street to the west include Yearling Estates, Collina Vista, Boulder Mountain Estates, Troon Canyon Estates and Troon Village further west along 116<sup>th</sup> Street. The range of zoning districts in these communities include R1-130 to R1-18.

## Property Context



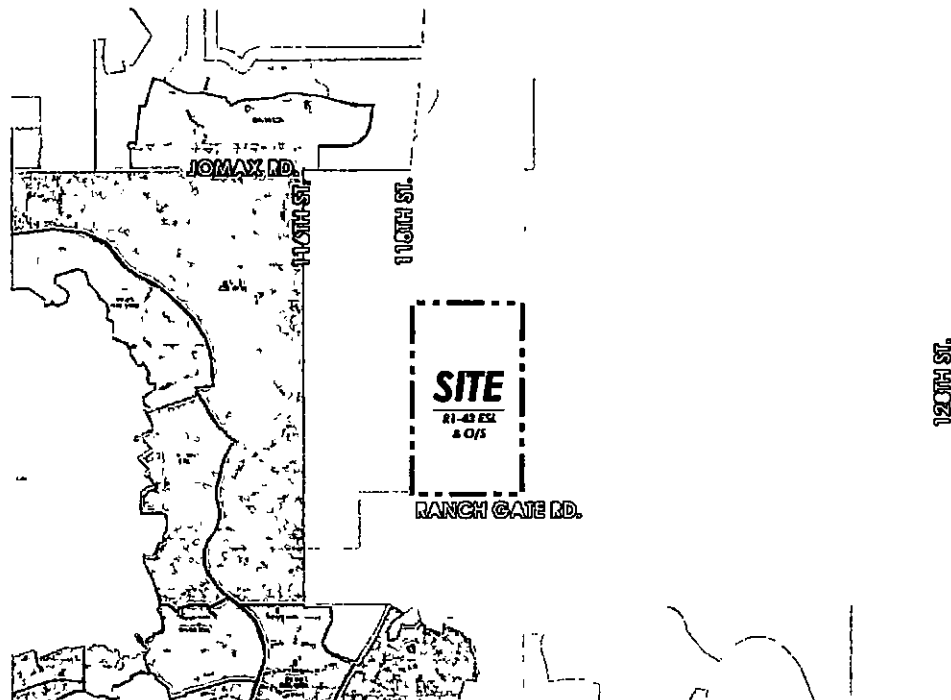
### **EXISTING ZONING**

Existing zoning on the property is R1-130 ESL



### **PROPOSED ZONING**

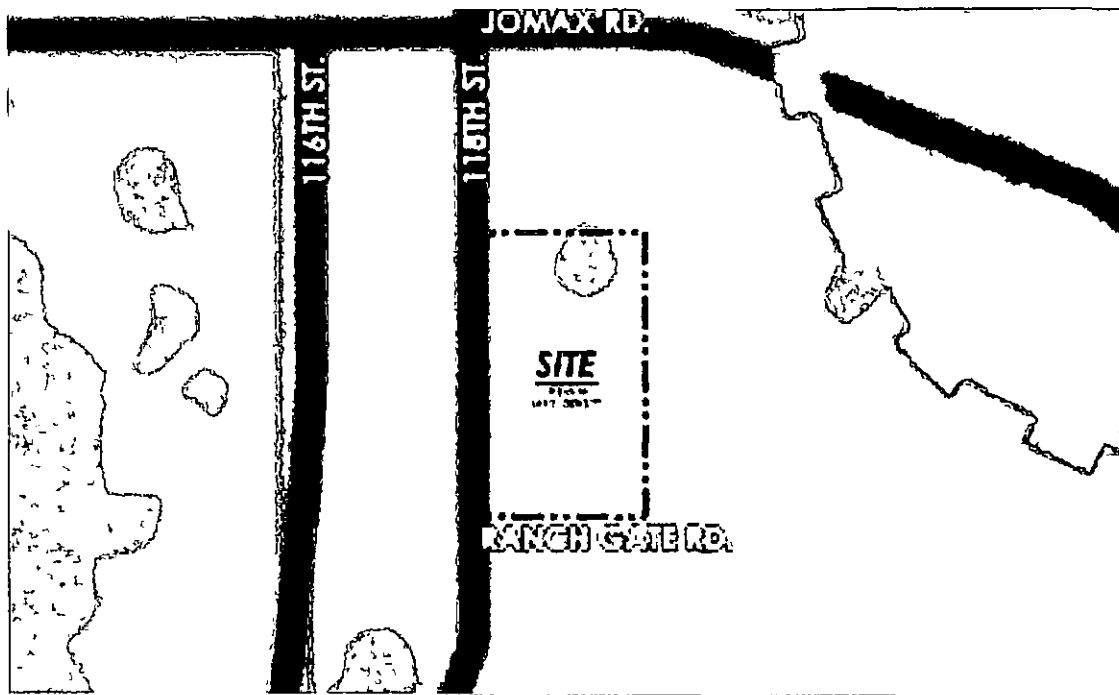
The applicant is seeking R1-43 ESL and O-S ESL zoning. The proposed large lot single family community averages approximately 45,800 square feet per lot. Lots are situated to both preserve significant natural features and maintain scenic view while respecting the natural topography.



### **III Conformance with General Plan Goals, Policies and Approaches**

This request is in conformance with the 2001 Scottsdale General Plan. The Plan shows the Property as being within the Rural Neighborhood and Natural Open Space land use categories. The proposed development, at 0.65 units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

#### **Existing General Plan Land Use Category**



#### **The Guiding Principles of the General Plan**

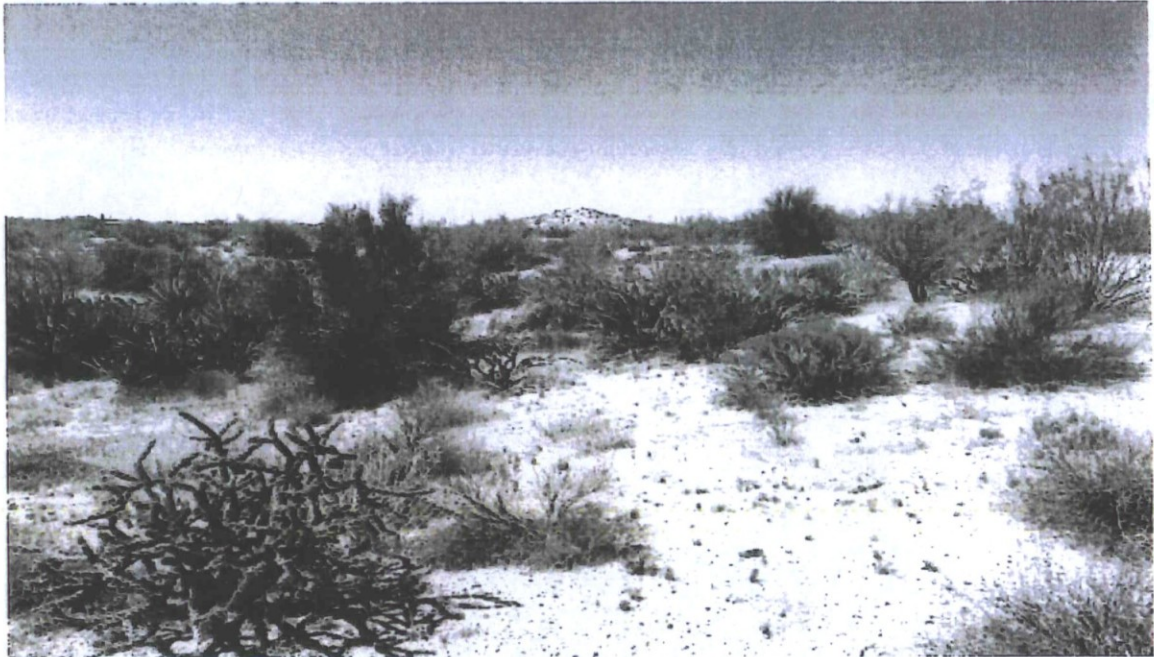
Six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

- 1 Value Scottsdale's Unique Lifestyle & Character
- 2 Support Economic Vitality
- 3 Enhance Neighborhoods
- 4 Preserve Meaningful Open Space
- 5 Seek Sustainability
- 6 Advance Transportation

There are twelve "elements" or sections of the General Plan containing the City's policies on the following sub-categories: 1) character and design, 2) land use, 3) economic vitality, 4) community involvement, 5) housing, 6) neighborhoods, 7) open space and recreation, 8) preservation and environmental planning, 9) cost of development, 10) growth areas, 11) public services and facilities and 12) community mobility. These Elements further break down into goals and approaches established in each chapter, for the purpose of integrating the Guiding Principles.

into the planning process, and to determine if the City's Guiding Principles are being achieved in the context of general land use planning.

Following this section is a description of how this application and corresponding development of the Property satisfies and is emblematic of the Guiding Principles found within the City's General Plan.



#### **A. Guiding Principle: Value Scottsdale's Unique Lifestyle & Character**

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design Element and the Land Use Element.

##### **i. CHARACTER AND DESIGN ELEMENT**

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites, structures, and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element

(2001 General Plan Page 43):

**Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.**

**Bullet 1:** *Respond to regional and citywide contexts with new and revitalized development in terms of:*

- Scottsdale as a southwestern desert community*
- Relationships to surrounding land forms, land uses, and transportation corridors.*
- Consistently high community quality expectations.*
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*

**Bullet 2:** *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*

**Bullet 3:** *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*

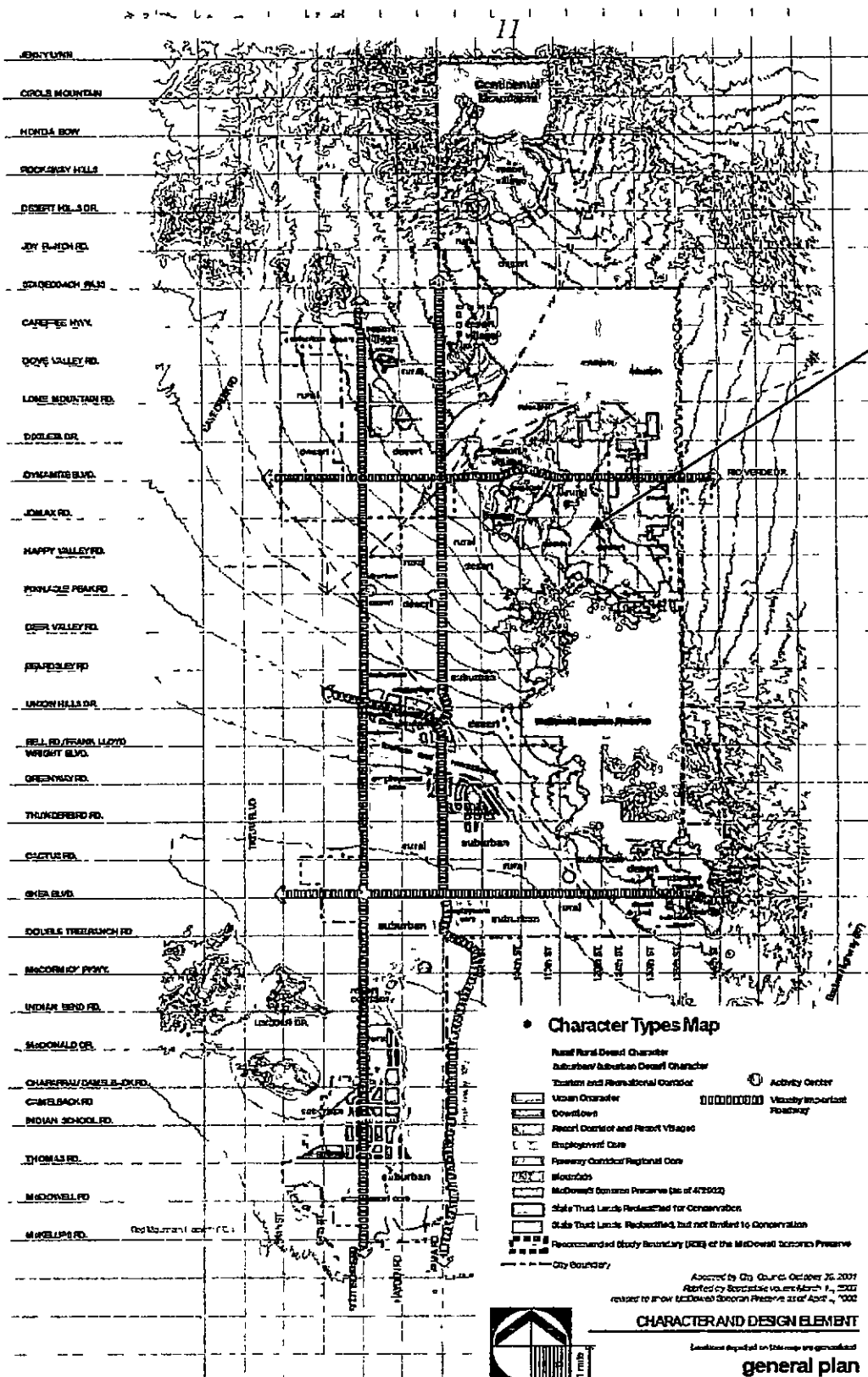
**Bullet 4:** *Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location  
(i.e., Rural Desert Character Type)*

**Response:** The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed residential community is a luxury low-density residential neighborhood (0.65 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the site and desert vegetation throughout, with Natural Area Open Space ("NAOS") provided that exceeds the amount required by ESLO (by 15%).

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the Southwestern character of its surroundings by thoughtful integration of open space and natural features resulting in environmental sensitivity to enrich the lives of Scottsdale citizens promoting a safe, attractive, and context compatible development. Low-level lighting and low-scale building profiles nestled within an open space setting will further a seamless integration into neighboring properties.

Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area. The subject Property is within the Dynamite Foothills Character Area (discussed in Section IV of this narrative).





Site

**Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.**

***Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.***

***Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.***

***Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.***

**Response:** The site plan and building design (residential lot layout and internal road design envisioned for the Property) will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. The Lyle Anderson development will contribute towards sustaining Scottsdale's economic and environmental quality of life by representing the desert character and the developer's well-known high level of design quality associated with north Scottsdale.

This residential community will promote the Scottsdale Sensitive Design Principles. The applicant's approach to the proposed development is in harmony with the built environment and densities of the surrounding communities. Following are responses to Scottsdale's Sensitive Design Principles.

### **Scottsdale Sensitive Design Principles**

The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."

**Source:**<http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

**1. *The design character of any area should be enhanced and strengthened by new development.***

**Response:** The proposed lot layout is respectful of the natural topography, boulders and vegetation. There are very few mature trees or masses of significant vegetation on the Property. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert contemporary architecture, low-scale structures (no more than

24 feet above natural grade), earth-tone paint and indigenous exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and preservation of view corridors and boulders.

**2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:***

- ***Scenic views of the Sonoran Desert and mountains***
- ***Archaeological and historical resources***

**Response:** There are significant washes that traverse the Property. Following fieldwork and analysis, the lot layout and NAOS areas have been revised to protect major boulder and environmental features (notably the area over the 20% slope line at the northeast corner of the site). As a result, the major environmental features have been placed within easements or tracts as a means of protecting their current locations. Major vistas are of the McDowell Mountains, to the east. The goal will be to maintain the McDowell Mountains vista corridor, while preserving views of environmental features within the Property and enhancing the views through revegetation where appropriate. Preservation of the vista corridor will comply with ESLO guidelines.

**3. *Development should be sensitive to existing topography and landscaping.***

**Response:** The Property has relatively gentle terrain. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO and reference the Implementation Guidelines of the Dynamite Foothills Character Area Plan.

**4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.***

**Response:** The developer proposes to set aside Natural Area Open Space exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes by revegetation of burn areas and by including native vegetation and desert appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

**Response:** Streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain. A Desert Buffered Roadway average setback of 50' (minimum 40') has been provided along both 118th Street and Ranch Gate Road.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

**Response:** The project will result in construction of a bicycle lane along 118<sup>th</sup> Street. There is no transit service to the area. Walking and hiking will be encouraged through multi-use trails providing connections for pedestrians, equestrians, and bicycles as required by the City, and shown on the submitted site plan. Ample recreational opportunities exist in the nearby McDowell Sonoran Preserve.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

**Response:** Within the Property, walking will be encouraged through provision of native vegetation such as Mesquite or Palo Verde trees that can shade pathways and streets. Landscaping already on the site, while minimal, will be restored and enhanced in conformance with ESLO.

8. *Buildings should be designed with a logical hierarchy of masses:*

**Response:** Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes. Maximum building height will be limited to 24 feet.

9. *The design of the built environment should respond to the desert environment:*

**Response:** Homes will embrace the desert setting through the use of Sonoran Desert inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

**Response:** Design strategies and building techniques which minimize environmental impact, reduce energy consumption, and endure over time, will be utilized including but not limited to, sustainable building materials and techniques, low-scale structures with overhangs, shaded

outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

**Response:** The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

**Response:** Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility

**Goal 3: *Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.***

***Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.***

***Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.***

**Response:** No historic, archaeological or cultural resources have been identified on the Property

**Goal 4: *Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.***

***Bullet 5: Ensure compatibility with natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.***

***Bullet 16: Keep street lighting to a minimum in low-density areas, rural areas and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.***

**Response:** The General Plan Streetscapes Map designates “Natural Streetscapes” adjacent to the Property. Within this type of streetscape, plant selections should be those native to the desert and the density of planting areas should be similar to natural conditions. Desert landscaping along Ranch Gate Road and 118<sup>th</sup> Street will meet these standards.

Ranch Gate and 118<sup>th</sup> Street are designated Desert Buffered Roadways. A scenic desert landscape buffer will be provided behind the right-of-way as shown on the site plan. Utilities will be underground, and any required improvements will be designed to mitigate impacts on the desert, consistent with Scottsdale Sensitive Design Principles. There will be no perimeter development walls outside of the individual development envelopes. Trails will be designed as required by the City. Landscape character will be a combination of preserved natural and revegetated types consistent with ESLO requirements. (See also *Open Space and Recreation Element*)

Lighting along streets will meet City standards. The lighting of the development entry and any lighting within the development will be low-level and consistent with the City’s “dark sky” guidelines.

***Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.***

***Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.***

***Bullet 2: Maintain the landscape materials and patterns within a character area.***

***Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.***

***Bullet 4: Discourage plant materials that contribute to airborne pollen.***

***Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.***

***Bullet 6: Encourage the retention of mature landscape plan materials.***

**Response:** The development proposal promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architecture as well as distinctive landscaping. The



vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique character and quality of the natural desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/ relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features (post-fire, not much, except for boulders) will be retained, as feasible.

***Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.***

***Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

***Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

***Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.***

***Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.***

**Response:** Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

## **ii. LAND USE ELEMENT**

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated “Rural Neighborhoods”, which anticipates overall community density at a maximum of one unit per acre. Proposed density of the development is 0.65 units per acre. See General Plan map on page 9.

**RURAL NEIGHBORHOODS** This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area’s open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element

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***Goal 3: Encourage the transition of land uses for more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods.***

***Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.***

**Response:** The location of the Property and the neighborhood-sensitive development goals proposed for this residential community contribute towards an appropriate transition with respect to development pattern, intensity and character

The surrounding mix of existing land uses in the immediate area includes zoning ranging from R1-18 to R1-130 See the "Existing Zoning" map on page 5 The R1-43 ESL zoning proposed for the Property is consistent with the General Plan and represents a compatible transition to the developments around it by utilizing natural features on the site The proposed zoning meets the requirements of an R1-130 setback along the perimeter of the property to further the goal of providing an appropriate transition to the surrounding developments and the State Land parcel east of this property

***Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

**Response:** The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood The proposed residential community will provide context-sensitive housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors

***Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

***Bullet 6: Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.***

**Response:** A rich mix of lifestyles that enhances the values that make each place unique is a core Scottsdale value As such, the proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who chose to purchase a home in this development The multi-use trails and a bike lane (118<sup>th</sup>), as required by the City, will be added to connect this development to the citywide bicycle facilities and trail systems

***Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.***

***Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.***

***Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.***

**Response:** As with all developments by the Lyle Anderson Company, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, boulder features, native vegetation and view corridors as well as to the existing built environment of single family residential to the west and south. Land use transitions will be provided as discussed in Goal 3 above. The home sites have been masterfully integrated with the terrain to take advantage of views and to protect significant environmental features.

**Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.**

***Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforced an area's character.***

**Response:** The proposed development is consistent with the surrounding uses and rural residential character with a proposed density of 0.65 du/ac. The developers will continue to work closely with the adjacent communities to earn their support and have made significant changes in response to community requests and concerns.

## **B. Guiding Principle: Support Economic Vitality**

### **i. ECONOMIC VITALITY ELEMENT**

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community. While highlighted in other elements of the General Plan (Housing and Neighborhoods), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale's community is summarized in the following section.

**Response:** The Lyle Anderson Company is known for developing high-quality communities that are sustainable and designed to blend with their environments. The requested zoning will strengthen Scottsdale's economic base by providing a new opportunity for people to live in North Scottsdale.

## **C. Guiding Principle: Enhance Neighborhoods**

### **i. COMMUNITY INVOLVEMENT ELEMENT**

Public participation is a key component for the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. A neighborhood meeting was held on June 7<sup>th</sup>. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback.

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***Goal 1: Seek early and ongoing involvement in project/policy-making discussions.***

***Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.***

**Response:** As mentioned above, outreach began early and will continue throughout the entitlement process with the City. The site was posted with an “Early Notification of Project Under Consideration” sign and a mailing was sent on May 25, 2018 to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on June 7, 2018. A complete Citizen Outreach Report is provided with the application.

**ii. HOUSING ELEMENT**

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element.

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***Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.***

***Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.***

**Response:** This development will uphold North Scottsdale’s quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone

palettes, indigenous materials, recessed windows, and desert shade trees Design will be consistent with the Scottsdale Sensitive Design Principles

### **iii. NEIGHBORHOOD ELEMENT**

The Neighborhood Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City

The Neighborhood's Guiding Principle of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that neighborhood viability and sustainability is as equally important as a strong economic base

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element

#### **2001 General Plan Page 105**

***Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.***

**Response:** The proposed residential community will provide a safe and well-maintained environment for residents A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living

### **D. Guiding Principle: Preserve Meaningful Open Space**

#### **i. OPEN SPACE AND RECREATION ELEMENT**

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the Scenic Corridors, natural and urban open spaces and recreational opportunities A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale Maintaining connected open space corridors through the site provides continuous visual linkages within and between local neighborhoods reinforcing the regional open space network

This requested zoning is consistent with the following goals and approaches contained within the Open Space and Recreation Element



***Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.***

***Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.***

***Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.***

***Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.***

***Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.***

***Bullet 19: Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.***

***Bullet 20: Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.***

**Response:** The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS and provision of trail connections for bicyclists and hikers providing connections to the nearby Preserve and integrating with the City's trail system. A significant portion of the property will be preserved as NAOS and integrated into the residential community. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. Additionally, as with the development envelopes, local conditions (terrain and vegetation) will be respected and have been factored into the overall site design and street layout. A Desert Buffered Roadway setback will be dedicated along 118<sup>th</sup> Street and Ranch Gate Road (50' average and 40' minimum widths). This Desert Buffered Roadway setback is consistent with development directly adjacent to the site including Yearling Estates (West) and Troon Canyon Estates (South). The majority of this Desert Buffered Roadway setback will be dedicated as NAOS and will serve as a visual buffer to maintain the natural desert aesthetic of this region of Scottsdale.



## II. PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The overarching theme of this development is the ability to create a seamless integration of natural resources, environmental quality and the lifestyle associated with this part of our community.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element.

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***Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.***

***Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.***

***Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.***

***Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.***

**Response:** The Property, in the high desert of north Scottsdale, has relatively gentle terrain, with scenic boulder/environmental features, primarily in the northeast part of the site. Site design and development envelope placement will respond to the terrain and environmental features of the site. The proposed home sites are respectful of the terrain, boulders and vegetation. Building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

***Goal 4: Reduce energy consumption and promote energy conservation.***

**Response:** The Lyle Anderson Company intends to promote sustainable building techniques and materials, provide both natural and man-made shading, promote opportunities for energy efficiency.

***Goal 9: Protect and conserve native plants as a significant natural and visual resource.***

***Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.***

***Bullet 2: Retain and preserve native plants to retain a Sonoran Desert character.***

**-and-**

**Goal 10:** *Encourage environmentally sound “green building” alternatives that support sustainable desert living.*

***Bullet 3: Protect and enhance the natural elements of all development sites.***

***Bullet 5: Use low impact building materials.***

**Response:** The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation and boulders as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. The Lyle Anderson Company is committed to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates and expands on the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices including water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible. Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

#### **E. Guiding Principle: Seek Sustainability**

The issue of sustainability is addressed within three Elements of the General Plan that include 1) cost of development, 2) growth areas, and 3) public services and facilities. This chapter and the discussion of “sustainability” (for the purposes of the General Plan discussion) relates more to effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning process and development review process the City can evaluate appropriate dedications, development fees and infrastructure provisions.

**Response:** The developer will incur any, reasonable costs and fees associated with infrastructure requirements for 118<sup>th</sup> Street and Ranch Gate Road.

## **F. Guiding Principle: Enhance Transportation**

### **i. COMMUNITY MOBILITY ELEMENT**

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element.

***Goal 6: Optimize the mobility of people, goods and information for the expected buildout of the city.***

**Response:** Approval of this zoning request will result in utilizing the existing roadways of 118<sup>th</sup> Street and Ranch Gate Road along with any required improvements for trails and bike paths that are important to our citizens enjoying recreational opportunities and to the continued development of environmentally sensitive recreation that our community embraces.

***Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.***

**Response:** Streets and streetscapes bordering the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of The Lyle Anderson Company communities. Ranch Gate Road perimeter will accentuate the beauty of the desert and quality of a Lyle Anderson development. Ranch Gate and 118<sup>th</sup> Street will be designed to meet all criteria associated with its designation as a Desert Buffered Roadway.



#### **IV. Dynamite Foothills Character Area Plan**

The Property is within the Dynamite Foothills Character Area. The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City boundary at 136th Street.

##### **Rural Desert Character**

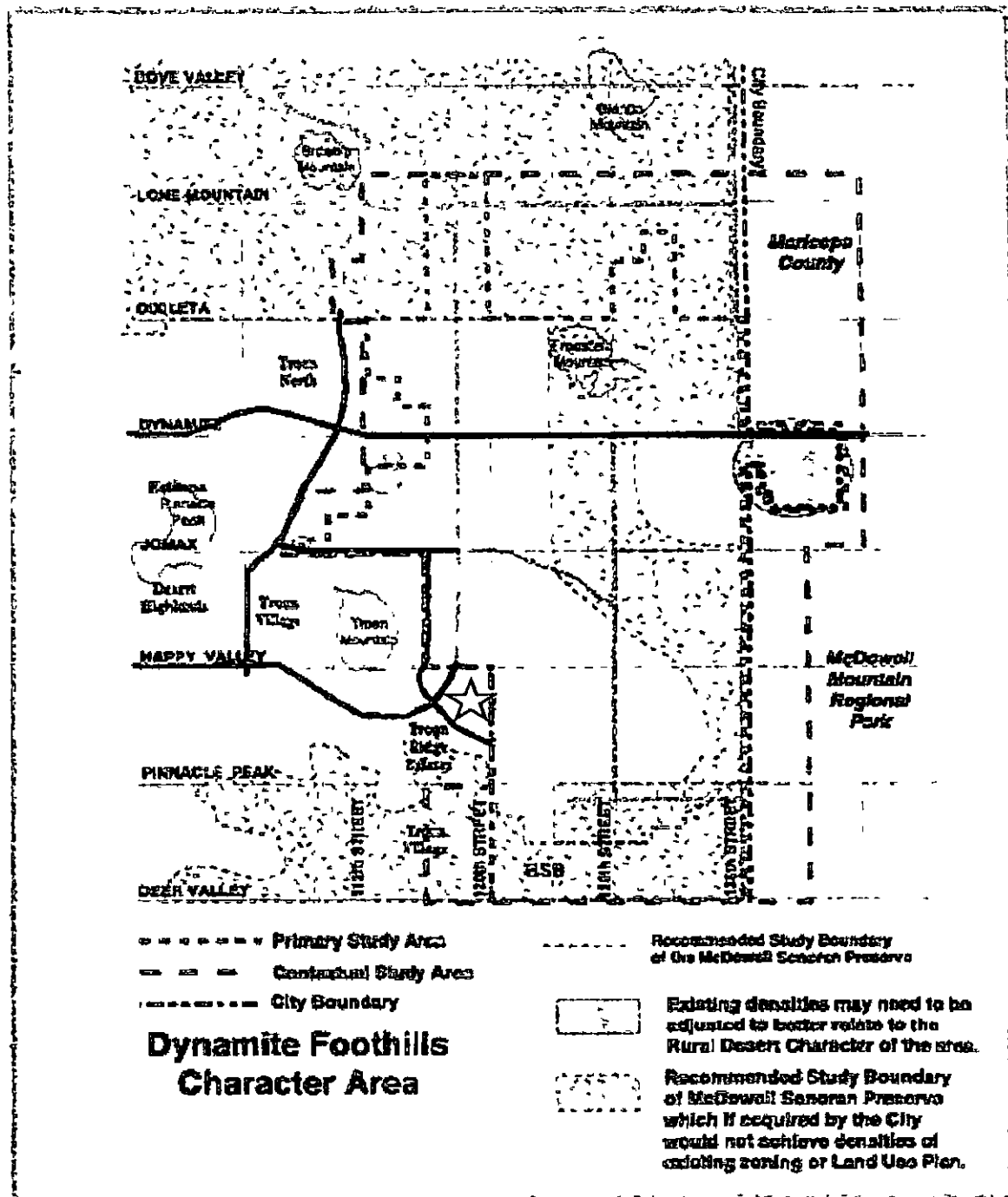
The vision for this area is that of a Rural Desert character. Key to achieving a Rural Desert character is the element of openness. Openness is not limited to open space although that is a part of it. Rural Desert character relies on creating a feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation which will shield visual obstructions.

Rural Desert areas in Arizona are typified by the dominance and continuity of the desert itself and a diversity of built structures and people's individual lifestyles. The Dynamite Foothills area with a rural desert character acts as a low-density buffer from the more suburban type development found in nearby developments (Troon Village), to the sensitive desert environments to the south, east, and north. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, land owners, and the community at large should be balanced.

***GOAL 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.***

***Strategy 1. Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the map below.***

**Response:** Allowable densities for Rural Neighborhoods, as specified in the General Plan, cannot exceed 1 unit per acre. Proposed density is 0.65 units per acre well below the requirement.



**Strategy 2.     Use infrastructure to preserve the Rural Desert character**

**Streets/Transportation Infrastructure**

***Street design must provide for the safe movement of vehicles, bicyclists and pedestrians and provide for adequate drainage as well as emergency and maintenance vehicle access. In general, design guidelines from the Environmentally Sensitive Lands Ordinance (ESLO) should be used to minimize impacts on the natural environment.***

***Bullet 1: The City may consider new standards which minimize street widths in residential areas as much as possible to protect important natural features, and enhance the rural look of the streets.***

***Bullet 3: Encourage street alignments that respond to the natural terrain where possible.***

***Bullet 4: Maintain the "dark skies" in the area by discouraging street lights on local and collector streets. Use street lights only where needed for safety at selected intersections.***

***Bullet 5: Allow the use of ribbon curbs on collector and residential streets where rolled or vertical curbs are not required for drainage mitigation***

***Bullet 7: Encourage a connected public trail system, separate from the streets, in lieu of concrete sidewalks where net residential density is low. Where appropriate, encourage the use of stabilized decomposed granite for sidewalks, consistent with city standards, where concrete sidewalks would otherwise be required.***

***Bullet 8: Provide links between these trails and the shared use trails shown in the Trails Plan of the Circulation Element.***

***Bullet 9: If sidewalks are built, they should be located away from, and separated by a vegetation buffer from the back of curb, when possible.***

***Bullet 10: Provide bike lanes on Dynamite Boulevard, 128<sup>th</sup> Street and 118<sup>th</sup> Street (per the Bicycle Facilities Plan of the Circulation Element and the Bicycle/Pedestrian Transportation Plan), using ESLO design guidelines. Promote the development of off-road shared-use trails for cyclists and pedestrians.***

***Bullet 11: Encourage and promote the use of appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.***

**Response:** The project will be developed using ESLO standards and the Scottsdale Sensitive Design Principles to minimize impact on the natural environment and to create homes that blend with their desert setting. With regard to the bullet points, the proposed development will

- Minimize street width, where feasible, to protect boulder formations, environmental features and enhance rural character

- Street alignments will follow the natural terrain where possible, minimizing cuts and fills
- Street lighting will be designed to City standards, maintaining a “dark sky” environment
- Ribbon curbs will be used on streets within the community, except in cases where vertical curbs are required for drainage purposes
- Public trails will be provided along 118<sup>th</sup> Street and Ranch Gate in accordance with the City’s Transportation Master Plan specifying an 8- foot multi-use trail The trails will be built to City standards using colors and materials that blend with the natural desert environment
- Sidewalks and/or trails, where feasible, may be separated from roadways by vegetation buffers
- A bicycle lane will be provided on 118<sup>th</sup> Street
- Man-made elements within the community will use colors and textures that blend with the desert environment

***Strategy 3. Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.***

***Bullet 1: Encourage the use of vegetation screens, berming that fits the nature of the local terrain, rail fencing and the like, instead of solid walls.***

***Bullet 2: Encourage use of native or desert landscaping. Discourage turf in areas visible from surrounding properties or roadways.***

***Bullet 3: Discourage the use of perimeter walls.***

***Bullet 4: Where walls are used (yard enclosures) they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, should provide breaks or gaps for indigenous wildlife migration routes, and maintain open vista corridors.***

***Bullet 5: Use alternative development patterns which create a sense of openness and provide meaningful desert open space, such as: flag lots and/or shared driveways.***

- ***Building envelopes to minimize disturbance of the natural site.***

***Bullet 6: Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment.***

***Bullet 7: Encourage development proposals which exceed the existing natural area open space (NAOS) and design requirements of the ESLO.***

***Bullet 8: Promote the environment and the terrain in forming the building design and site layout. ESLO design guidelines are appropriate benchmarks.***

***Bullet 9: Promote building envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.***

**Response:** The proposed site plan is intended to minimize visual impacts of development and promote Rural Desert Character by

- Encouraging use of walls on individual lots that reflect the natural terrain and maintain an open character, as feasible
- No perimeter walls are planned
- Within the community, walls built on individual lots will use desert colors and textures, be designed to protect vistas and wildlife corridors. Wall alignment is planned to follow site topography. These walls will only be allowed within the bounds of each lot's development envelope and will be required to conform to all City of Scottsdale standards and re
- Development envelopes will be used to minimize site disturbance and create a sense of openness
- Grading/construction envelopes will be designated at the time of platting
- NAOS will be provided that exceeds that required by ESLO
- ESLO guidelines will be respected with home design.

***Strategy 5. Use native vegetation in streetscapes. All hardscape should assume a rustic style appropriate to the area.***

**Response:** Native vegetation will be used in streetscapes and throughout the community. Hardscape will be appropriate to the desert environment.

***GOAL: 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types /of development to the unique environmental nature of the area.***

***Strategy 4. Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force. For example, connect open spaces like wash corridors/floodplains, natural area open space (NAOS), conservation open space (COS), etc. (See meaningful open space definitions in Appendix D - Desert Preservation Task Force Strategic Plan and Standards report).***

**Response:** Meaningful open space, per the Desert Preservation Task Force definition, will be provided, throughout the community and particularly along the west and south portions of the property along roadways and in accordance with adjacent properties already developed.

***GOAL 3: Promote open space in accordance with CityShape 2020 Guiding Principles and recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.***

***Strategy 3. Use open space and conservation/preservation areas to preserve a Rural Desert character through the following methods***



***Bullet 1: Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.***

***Bullet 2: Encourage the use of natural area open space in site planning and subdivision layout to ensure an overall openness to subdivisions, individual development, and the planning area.***

***Bullet 4: Sustain natural flora and fauna resources and systems through the provision of natural area open space.***

***Bullet 5: Encourage the integration of natural area open space throughout development projects and on the perimeter of projects to ensure open space connections and a feel of openness throughout the area.***

***Bullet 6: Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area.***

***Bullet 9: Provide building setbacks which are not all in a straight line and avoid giving the image of being in a straight line along the edges of projects and open space buffers.***

***Bullet 14: Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.***

**Response:** Visual and natural area open space will dominate views of the community. Used along roadways and throughout the Property landscaping and homes will be sited to maximize a sense of openness and minimize impacts on views. NAOS easements will be designated as part of lots within the development. Natural flora and fauna resources will be sustained and enhanced where appropriate. Development envelopes have been designed to reflect the terrain of individual lots. By integrating large lot single family housing types, this community has an organic flow that respects the terrain of the area and the surrounding developments.

***Strategy 4. Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.***

**Response:** Open spaces on the perimeter and internal areas of the community will be designed as appropriate transitions to adjoining properties.

## **V. Dynamite Foothills Character Area Plan and Implementation Program: Design and Performance Guidelines**

*The Character Area Plan's design and performance guidelines focus is on Rural Desert character.*

*The key to achieving this character is the element of openness through:*

- *natural undisturbed desert*
- *minimal impact of development*
- *open view corridors*
- *low building heights*
- *maintaining the natural desert vegetation, which will shield visual obstructions*

*An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, recreational users, land owners, and the community at large should be balanced.*

**Response:** The proposed community at 118<sup>th</sup> Street and Ranch Gate Road supports the Implementation Program Design and Performance Guidelines in the following ways

- I Less than existing allowable General Plan densities
- 2 Uses appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment
- 3 Promotes the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character
  - Will not have perimeter walls
  - Uses alternative development patterns which create a sense of openness and provide meaningful desert open space, such as

- Flag lots and/or shared driveways
  - Development envelopes to minimize disturbance of the natural site
  - Cluster development where the topography will allow
- Designates grading/construction envelopes during the development of the site to protect the surrounding natural desert areas from construction encroachment, minimize disturbance of the natural site, create a sense of openness and provide meaningful open space
    - Development envelopes will be placed on least sensitive portions of site
  - NAOS provided exceeds the existing natural area open space (NAOS) requirements of the ESLO
  - Uses native vegetation in streetscapes All hardscape will assume a rustic style appropriate to the area
- 4 Provides meaningful open space with NAOS protecting boulder, excessive slope, and environmental features on site
  - 5 Provides visual open space along and near streets, uses natural open space between new developments and existing roadways to minimize the impact on existing views
  - 6 Integrates natural area open space within lots throughout the development and on the project perimeter to ensure open space connections and a feel of openness
  - 7 Encourages the location of natural area open space where it will be a visual, character enhancing amenity for the development project and the planning area
  - 8 Provides building setbacks which are not all in a straight line and avoids giving the image of being in a straight line along the edges of projects and open space buffers
  - 9 Provides open visual corridors between homes to provide a gradual transition into the large open space
  - 10 The maximum building height will be 24 feet, in keeping with low-scale residential development common to North Scottsdale

## **VI. Environmentally Sensitive Lands Ordinance**

### ***Sec. 6.1011. - Purpose.***

***The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:***

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***
- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.***
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.***

**Response:** The Environmentally Sensitive Lands Ordinance was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands ” The proposed development upholds the ESLO in the following ways

- Preservation of NAOS
- Sensitive placement of internal roadways and other improvements to complement the natural landscape
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction
- Protection and preservation of significant topographic features, washes, large boulder outcroppings and vista corridors
- Protection of wildlife habitats through preservation of natural washes and connective NAOS

- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette, to name a few

***Sec. 6.1070 – Design Standards.***

***G. Site and Structure Development Design Standards.***

***1. Within the ESL:***

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.***

**Response:** Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.***

**Response:** Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.***

**Response:** Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.***

**Response:** Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.***

**Response:** Development design and construction techniques will blend in terms of scale, form and visual character to the natural surround landform

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.***

**Response:** Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties

- g. No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.***

**Response:** Exterior paint colors will conform the maximum 35% LRV standard



- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

**Response** Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

**Response:** Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height The developer will reference the list of indigenous plant available at the City

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

**Response:** Turf areas shall be limited to enclosed areas not visible to offsite properties

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

**Response:** All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*

- i. Justification for the request.*
- ii. Plans showing:*
  - (1) That the application will result in an equal or enhanced quality of open space.*
  - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
  - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*

- (4) *If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

*An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.*

**Response:** 50+ cfs washes are present on the site and will be incorporated into the site layout Washes will remain undisturbed to the extent possible

#### **ESL Amended Development Standards\***

	<b>Existing R1-130</b>	<b>R1-43</b>	<b>R1-43 with Amended Development Standards</b>
<b>Min. Lot Area</b>	130,000	43,000	32,250
<b>Min Lot Width</b>	200	150	113
<b>Min. Front Setback:</b>	60	40	30
<b>Min Side Setback:</b>	30	20	15
<b>Min. Rear Setback.</b>	60	35	27

\*The amended development standards shall not apply to the perimeter setbacks, which shall confirm to Sec 6 1083 E 6 and state "setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on the adjacent parcels"

## **VII. Native Plant Ordinance**

### **Sec. 7.500. - Native Plant**

*Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.*

**Sec. 7.503. - Criteria.**

***Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:***

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

**Response:** Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential community. The Lyle Anderson Company has a high regard for the natural environment and preservation of native plants. The development of this property will provide meet this criterion.

- (2) The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.***

**Response:** The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated.

- (3) A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.***

**Response:** A native plant plan will be provided consistent with the City's requirements.

- (5) A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.***

**Response:** The site revegetation and landscape enhancements will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

- (6) The native plant program shall include a relocation program for excess salvageable plants.***

**Response:** A relocation program for excess salvageable plants will be provided if deemed necessary.

## **VIII. Conclusion**

This zoning request will result in numerous benefits to the community, which are summarized below

- A luxury residential community developed by the Lyle Anderson Company, a recognized leader in building high-quality residential communities
- Single family for-sale luxury homes reflect the character and uses in the surrounding residential communities
- Conforms to the General Plan Rural Neighborhoods and Natural Open Space land use designation
- Density of 0.65 units/acre, well below the 1.0 du/ac permitted in the Rural Neighborhoods General Plan category
- Consistent with the Dynamite Foothills Character Area Plan and Implementation Program
- Utilizes Scottsdale Sensitive Design Principles
- Homes will embrace their desert setting through the use of Sonoran Desert inspired building materials, desert contemporary architecture and native vegetation
- Meets or exceeds ESLO requirements
- Provides more NAOS than required in ESLO, integrated throughout the site  
Approximately (40%) of the Property is preserved as NAOS
- Provides multi-use trails and bike lanes along perimeter roadways



**15-ZN-2018**  
**11/14/2018**

\*NAOS AREAS & DEVELOPMENT ENVELOPES DEPICTED ABOVE ARE PRELIMINARY AND MAY BE ADJUSTED PRIOR TO FINAL PLAN APPROVAL SO LONG AS THE TOTAL N.A.O.S. DEDICATION REQUIREMENTS ARE MET.

NOTE: ALL CONTIGUOUS NAOS AREAS TO BE A MINIMUM 30' WIDE & 4,000 SQUARE FEET IN AREA PER DSPM SEC. 2-2.501.D.3.

#### LEGEND

- NET SITE BOUNDARY
- N.A.O.S. UNDISTURBED
- N.A.O.S. REVEGETATED
- DEVELOPMENT ENVELOPE
- PROTECTED BOULDER FEATURE

#### OPEN SPACE CALCULATIONS

NET SITE AREA: +/- 65.6 ACRES

N.A.O.S. REQ. PER SLOPE ANALYSIS: 23.0 ACRES (35% OF NET AREA)

MIN. REQ. UNDISTURBED AREA: 16.1 ACRES (70% OF REQ. N.A.O.S.)

MAX. REVEGETATED AREA: 6.9 ACRES (30% OF REQ. N.A.O.S.)

MIN. N.A.O.S. PROVIDED\*

TOTAL: 26.5 AC (40% OF NET AREA, 15% INCREASE OVER REQUIRED)

TRACTS: +/- 10.6 AC (40% OF PROVIDED N.A.O.S. AREA)

ON-LOT: +/- 15.9 AC (60% OF PROVIDED N.A.O.S. AREA)

MIN. N.A.O.S. PROVIDED - UNDISTURBED: 18.6 ACRES (70% OF PROV. N.A.O.S.)

MAX. N.A.O.S. PROVIDED - REVEGETATED: 7.9 ACRES (30% OF PROV. N.A.O.S.)

#### SLOPE ANALYSIS DATA TABLE

SLOPE CATEGORY	AREA (ACRES)	LOWER DESERT FACTOR	REQ. NAOS (ACRES)
0% - 2%	21.80	25%	5.45
2% - 5%	4.22	25%	1.06
5% - 10%	13.39	35%	4.69
10% - 15%	14.69	45%	6.61
15% - 25%	9.70	45%	4.37
25% +	1.78	45%	0.80
<b>TOTAL</b>	<b>65.6 AC.</b>		<b>23.00 AC.</b>





**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**118<sup>th</sup> and Ranch Gate**  
September 26, 2018

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from R1-130 ESL to R1-43 ESL PRD of an approximately 68.5+/- acre property located at the northeast corner of 118<sup>th</sup> Street and Ranch Gate Road. The proposed project would result in a low density, gated, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 7, 2018 at the Living Water Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

20 interested people attended the Open House. Most attendees were generally supportive of the project with questions arising about density, noise, traffic, and ingress/egress. One neighbor had specific questions about the impact on the environment, the number of swimming pools in the area, and the impact of construction dust on his health. These questions were addressed at the Open House with some need for additional follow up as site plan changes are made. In addition, a follow up meeting has been scheduled with the leadership of Coalition of Greater Scottsdale to address site plan changes. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**ATTACHMENTS:**

Notification Letter  
Notification List  
Affidavit of Posting  
Sign-in sheets

## City Notifications – Mailing List Selection Map

